

**MINUTES  
CITY OF LAKEWOOD  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW  
MAY 10, 2018 at 5:30 P.M.  
AUDITORIUM**

1. Roll Call

Board Members

Robert Donaldson  
Amy Haney, Vice Chairman  
David Maniet  
David Robar, Chairman  
John Waddell

Others

Alex Harnocz, Planner, Board Secretary  
Michael Molinski, Building Commissioner, City Architect

2. Approve the minutes of the April 5, 2018 Special Meeting

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the minutes of the April 5, 2018 Special Meeting. All of the members voting yea, the motion passed.

Approve the minutes of the April 12, 2018 Meeting

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the minutes of the April 12, 2018 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

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The following statement is read prior to start of business:

Applicants and anyone wanting to make a statement are asked to come to the podium, print and sign your name on the oath sheet and slowly and clearly state your name and address. Anyone else wishing to address the board from the public is asked to follow the same procedure, when public comment is opened for each project.

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Items 19, 21, 23, 24 and 25 were Summary Approved at the pre-review meeting on May 3, 2018. A motion and a second are needed for approval.

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**SUMMARY APPROVED  
SIGN REVIEW**

19. Docket No. 05-59-18

**17409 Detroit Avenue  
Forest City Tattoo & Gallery**

- ( ) Approve  
( ) Deny  
( ) Defer

Dylan Good  
Forest City Tattoo & Gallery  
17409 Detroit Avenue  
Lakewood, Ohio 44107

Applicant proposes signage for a new business. (Page 61)

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the request. All of the members voting yea, the motion passed.

21. Docket No. 05-61-18

**15200 Madison Avenue  
Lakewood Electric Tattoo**

- ( ) Approve

Chuck Uhler

- ☐ Deny
- ☐ Defer

Lakewood Electric Tattoo LLC  
15200 Madison Avenue  
Lakewood, Ohio 44107

Applicant proposes hand painted signage on the inside of two large storefront windows. (Page 68)

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request. All of the members voting yea, the motion passed.

23. **Docket No. 05-63-18**

**15622 Madison Avenue**  
**Prodigy Cuts**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Rashad Ahmad  
City of Fades LLC  
15622 Madison Avenue  
Lakewood, Ohio 44107

Applicant proposes name change on signboard for an existing business. (Page 77)

\*Summary approved with the condition the razor blade is omitted.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request. All of the members voting yea, the motion passed.

24. **Docket No. 05-64-18**

**15729 Madison Avenue**  
**The New Moon**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Dawn Bartos  
The New Moon  
15729 Madison Avenue  
Lakewood, Ohio 44107

Applicant proposes a vinyl window signage and blade sign for a new business. (Page 80)

\*Summary approved with the condition the broomstick and texts are white.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request. All of the members voting yea, the motion passed.

25. **Docket No. 05-65-18**

**18105 Detroit Avenue**  
**The Lock Loft**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Ashlin Heasley and Kevin Bacik  
The Lock Loft  
18105 Detroit Avenue  
Lakewood, Ohio 44107

Applicant proposes a white window decal for a new business. (Page 88)

A motion was made by Mr. Robar, seconded by Mr. Maniet to **APPROVE** the request. All of the members voting yea, the motion passed.

Items 4 and 5 are called together; same address and business



**REOPEN ITEM  
BOARD OF BUILDING STANDARDS**

4. **Docket No. 02-15-18-B**

**C 16200 Madison Avenue  
Northland Plaza**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Sal Russo  
Russo Real Estate Madison, LLC  
2460 Fairmount Boulevard, Suite 311  
Cleveland Heights, Ohio 44106

Applicant proposes a new monument street sign as the former pylon sign was destroyed, pursuant to section 1329.09(c)(3) – Maximum Area and Number Permitted, Ground signs. This item was deferred from the February and March meetings. (Page 6)

**REOPEN ITEM  
SIGN REVIEW**

5. **Docket No. 02-15-18-S**

**C 16200 Madison Avenue  
Northland Plaza**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Sal Russo  
Russo Real Estate Madison, LLC  
2460 Fairmount Boulevard, Suite 311  
Cleveland Heights, Ohio 44106

Applicant proposes new signage. This item was deferred from the February and March meetings. (Page 6)

Brett Smith, Direct Image Signs and Sal Russo, property owner and applicant were present to explain the request.

The members asked for specifics regarding the illumination, discussed colors; the members liked the revised proposal. Public comment was closed. City administration supported the request; the proposal brought elements of the building into the design and standardized color.

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE Docket No. 02-15-18-S** as presented. All of the members voting yea, the motion passed.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE Docket No. 02-15-18-B** as presented. All of the members voting yea, the motion passed.

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**OLD BUSINESS  
ARCHITECTURAL BOARD OF REVIEW**

6. **Docket No. 04-40-18**

**R 1057 Parkside Drive**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Andy Henley  
Hen-House LLC  
3221 Kreighbaum Avenue, NW  
Uniontown, Ohio 44685

Applicant proposes the construction of a new front porch on an existing home. This item was deferred from the April meeting. (Page 9)

Drew and Mandy Senney, property owners were present to explain the request.

Discussion was about landscaping, railing height and design. Public comment was closed. City administration stated no zoning variance was required and supported the request.

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** with the following conditions:

- Railing height is 20",
- Three equal bays along the front between 4 columns, and
- Maximum height of plantings is 3'.

All of the members voting yea, the motion passed.

## **SIGN REVIEW**

7. **Docket No. 04-49-18**

**16806 Madison Avenue  
Brewella's**

- ( ) Approve  
( ) Deny  
( ) Defer

Chris Murphy  
Brewella's  
1491 Lincoln Avenue  
Lakewood, Ohio 44107

Applicant proposes signage for a new business. This item was deferred from the April meeting. (Page 11)

Chris Murphy, applicant and a representative of the construction company were present to explain the request.

The members asked for details about attachment of the sign to the building, sign and mounting materials. Public comment was closed. City administration said the design was unique, liked the blade sign, and supported the request.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request with following conditions:

- The hanging system is described in the building permit drawings and is approved by Building Department, and
- The blade sign logo is white.

All of the members voting yea, the motion passed.

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## **NEW BUSINESS**

### **ARCHITECTURAL BOARD OF REVIEW**

8. **Docket No. 05-50-18**

**R 1277 Clifton Prado**

- ( ) Approve  
( ) Deny  
( ) Defer

Tylon Hilt  
6562 Big Creek Parkway  
Cleveland, Ohio 44130

The applicant requests the review and approval of a two story front porch rebuild. (Page 13)

Tylon Hilt, applicant and owner was present to explain the request.

City administration stated that an unroofed second floor deck would require approval by the Board of Zoning Appeals ("BZA"). Members said the spindles looked like those used for deck railing. City administration suggested a deferral until BZA had its hearing, and city administration would help with design of the railings. The members said they needed to know how the finished product would look. Public comment was closed.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **DEFER** the request until the June 14, 2018 meeting. All of the members voting yea, the motion passed.

9. **Docket No. 05-51-18**

**R 14907 Edgewater Drive**

- ( ) Approve

John A. Viglianco

- ( ) Deny  
( ) Defer

14709 Edgewater Drive  
Lakewood, Ohio 44107

Applicant proposes a detached garage and family room addition. (Page 19)

John A. Viglianco, applicant and property owner and Chris Jammal, Architects were present to explain the request.

Discussion was about the arched windows, color of the house and window trim, garage dormer and windows. The members said it was a handsome addition. Public comment was closed. City administration said it was a nice design.

A motion was made by Mr. Robar, seconded by Mr. Maniet to **APPROVE** the request with the following condition:

- The garage doors are dark brown.

All of the members voting yea, the motion passed.

10.      **Docket No. 05-66-18 04-36-18**                      **R**                      **1375, 1379, 1391 Fry Avenue**

- ( ) Approve  
( ) Deny  
( ) Defer

William Sanderson  
Knez Homes, Inc.  
7555 Fredle Drive, Suite 210  
Concord, Ohio 44077

Applicant requests the review and final approval of a planned development for the construction of nine townhouse style units; preliminary approval was given at the April 12, 2018 meeting. (Page 90)

William Sanderson, Knez Homes, Inc. and applicant and Hanna Cohen were present to explain the request.

Members said the revisions were nice and said the addition of a lattice piece placed on top of the privacy fence would give it an open feel. Other on-site fences and bollards were discussed along with the north driveway, snow removal, the northeast corner. Public comment was closed. Planning and Building staff are working with the Fire Marshall regarding the exact fire requirements related to the northeast corner of the property and would work with applicant to include landscaping there, if possible. Overall, administration agreed said the proposed development was a nice addition the neighborhood.

A motion was made by Mr. Robar, seconded by Mr. Donaldson to **APPROVE** with the following conditions:

- Maximize the landscaping in the northeast area, and
- Add 18" lattice on top of the eastside and southside fences.

All of the members voting yea, the motion passed.

11.      **Docket No. 05-52-18**                      **C**                      **16900/16906 Detroit Avenue and 1386/1376  
Edwards Avenue  
Lakewood Beer Garden and Food Truck Park**

- ( ) Approve  
( ) Deny  
( ) Defer

Greg Ernst  
AoDK, Inc.  
17306 Madison Avenue  
Lakewood, Ohio 44107

Applicant proposes to construct a new 6,000 sf single-story commercial building with an outdoor beer garden and designated area for food trucks. (Page 28)

Greg Ernst, AoDK, Inc., applicant and Daniel Deagan, business owners' representative were present to explain the request.

There was discussion about landscaping; color of the steel frame. The members stated the overall design concept was good; there were questions about use during winter weather and the outdoor furniture and fire pits, roof water run-off, etc. Public comment was

taken. Parking was a major concern, as was noise and traffic impacts. Free valet parking would be proposed for all of the businesses/activities in the area. The public was encouraged to attend the June 7<sup>th</sup>, 2018 Planning Commission meeting, since of the issues raised were under the purview of the Planning Commission.

The members and administrative staff addressed the public comment concerns:

- Source of street parking spots on the west side of Edwards Avenue.
- Specifics of valet service on a busy street.
- Process for deciding for building placement on the site.

Members asked about the house at 1376 Edwards Avenue, spoke to the appropriateness of the architectural design of any building. Administrative staff said there was no prohibition within the city's codes for rooftop dining. More details were offered in respect to the site plan, food trucks, fencing, televisions within the outdoor bar, outdoor light, etc.

A motion was made by Mr. Robar, seconded by Mr. Maniet to **DEFER** the request until the June 14, 2018 meeting. All of the members voting yea, the motion passed.

**Items 12 and 13 are called together; same address and business**

12.	<b>Docket No. 05-53-18 - A</b>	<b>C</b>	<b>18225 Sloane Avenue</b> <b>Brownstone</b>
	<input type="checkbox"/> Approve		Vince Dilonno
	<input type="checkbox"/> Deny		Blink Signs
	<input type="checkbox"/> Defer		1925 St. Clair Avenue Cleveland, Ohio 44114

Applicant proposes installation of awning with non-illuminated sign or non-illuminated wall sign attached flush mount to the building. (Page 30)

Mr. Harnocz stated the applicant requested a deferral.

A motion was made by Mr. Robar, seconded by Ms. Haney to **DEFER** the request until the June 14, 2018 meeting. All of the members voting yea, the motion passed.

**SIGN REVIEW**

13.	<b>Docket No. 05-53-18 - S</b>	<b>18225 Sloane Avenue</b> <b>Brownstone</b>
	<input type="checkbox"/> Approve	Vince Dilonno
	<input type="checkbox"/> Deny	Blink Signs
	<input type="checkbox"/> Defer	1925 St. Clair Avenue Cleveland, Ohio 44114

Applicant proposes new signage for an existing business. (Page 30)

A motion was made by Mr. Robar, seconded by Ms. Haney to **DEFER** the request until the June 14, 2018 meeting. All of the members voting yea, the motion passed.

14.	<b>Docket No. 05-54-18</b>	<b>12600 Berea Road</b> <b>Storage Sense</b>
	<input type="checkbox"/> Approve	Aldo Dure
	<input type="checkbox"/> Deny	BNext Awnings & Graphics Inc.
	<input type="checkbox"/> Defer	5109 Clark Avenue

Applicant proposes the installation an illuminated cabinet sign, ½” Black PVC signs, window graphics. (Page 36)

Louis Finucane, Springhill Properties I LLC, property owner and Mr. D. Neris, representative with BNext Awnings & Graphics Inc. were present to explain the request.

The members said the building sign should emulate the monument sign as it was one of the nicest ones in the city. City administration said a revision could be approved administratively. Public comment was closed.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request with the following conditions:

- The “Storage Sense” sign would be longer to cover the location of the former sign, and
- The words “Climate Control” and “Self Storage” signs are omitted from the front of the building.

All of the members voting yea, the motion passed.

15. **Docket No. 05-55-18**

**11724 Detroit Avenue  
The North Coast College**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Lou Belknap  
Agile Sign & Lighting  
35280 Lakeland Boulevard  
Eastlake, Ohio 44095

Applicant proposes the installation an illuminated cabinet sign, ½” Black PVC signs, window graphics. (Page 42)

Lou Belknap, Agile Sign & Lighting, applicant and Todd Saperstein, Designer, VCMAD were present to explain the request.

There was clarification about the lettering, white space, the orange bar, manner of mountings, returns. The members liked the design. Public comment was closed. City administration noted the window graphics were not included in the current request, and the location of the sign was a concern, in relationship to the angle of Detroit Avenue from a visibility perspective.

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the request with the following conditions:

- The rooftop sign matches the revised logo, and
- There are no window graphics.

All of the members voting yea, the motion passed..

16. **Docket No. 05-56-18**

**12400 Detroit Avenue  
Mattress 4 Less**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Sami Suleiman  
Mattress 4 Less  
12400 Detroit Avenue  
Lakewood, Ohio 44107

Applicant proposes the installation of illuminated LED channel letters mounted to aluminum raceway. (Page 49)

Sami Suleiman, applicant was present to explain the request.

The board members thought the sign was too large for the space, the two red colors (sign letters and awnings) did not match and suggested a change of awning, the sign placement would be better on the (front) side of the building. Public comment was closed. Administrative staff said the raceway was too large, and the red colors clashed.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **DEFER** the request until the June 14, 2018 meeting. All of the members voting yea, the motion passed.

17. **Docket No. 05-57-18**

**13314 Detroit Avenue  
Lakewood Historical Society**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Greg Palumbo, Executive Director  
Lakewood Historical Society  
13335 Detroit Avenue  
Lakewood, Ohio 44107

Applicant request new back-lit inserts in existing monument sign. (Page 53)

Heidi Murray, representative for the Lakewood Historical Society was present to explain the request.

The members said it looked great. City administrative said the revisions looked good. Public comment was closed.

A motion was made by Mr. Robar, seconded by Mr. Donaldson to **APPROVE** the request. All of the members voting yea, the motion passed.

18. **Docket No. 05-58-18**

**17303 Detroit Avenue  
CC100 Decor**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Lisa Shimrak  
CCLoo  
17303 Detroit Avenue  
Lakewood, Ohio 44107

Applicant proposes window decal signage for a new business. (Page 58)

Mr. Harnocz stated the applicant withdrew the request. No further action was required by the members.

20. **Docket No. 05-60-18**

**18404 Detroit Avenue  
Check into Cash**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Cindy T.  
Adams Signs  
1100 Industrial Avenue  
Massillon, Ohio 44646

Applicant proposes replacement faces in existing freestanding sign. (Page 66)

Jason Green, Adams Signs representative was present to explain the request.

The members asked that the pole was painted black in color, asked if the word "Loans" needed to be written twice, discussed the unevenness of the wording.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** with the following conditions:

- The words "Title Loans" is moved to the left and the word "Loans" is moved to the right, and
- The pole is painted black.

All of the members voting yea, the motion passed.

**ADD-ON:**

**OLD BUSINESS**

26.      **Docket No. 04-46-18**

**18251 Detroit Avenue  
Raw Esthetics**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Kristen Parken  
Raw Esthetics  
18251 Detroit Avenue  
Lakewood, Ohio 44107

Applicant proposes a blade sign and window decal. The blade sign portion of the request was deferred until the May meeting. (Page 115)

Administrative staff explained the submitted modifications of the blade sign. The members liked the addition of the business name and its green colored font; they would summary approve it.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request. All of the members voting yea, the motion passed.

22.      **Docket No. 05-62-18**

**13427 Madison Avenue  
EuroGyro**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Eyad Ali and Steve Foster  
Neon City Signs  
11500 Madison Avenue  
Cleveland, Ohio 44102

Applicant proposes LED face-lit cloud signs for Madison Avenue and Elbur Avenue signboards. (Page 73)

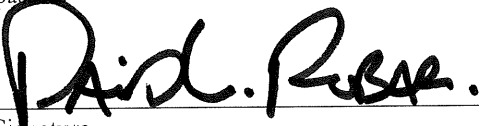
The applicant was not present.

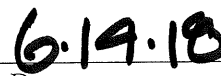
A motion was made by Mr. Robar, seconded by Mr. Waddell to **DEFER** until the June 14, 2018 meeting. All of the members voting yea, the motion passed.

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**ADJOURN**

A motion was made by Mr. Robar, seconded by Ms. Haney to **ADJOURN** at 9:04 p.m. All of the members voting yea, the motion passed.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date



### Oath

*(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)*

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

#### PRINT NAME:

1. Brett Smith
2. Sal Russo
3. Dick Senney
4. Mandy Senney
5. Chris Murphy
6. Tron Hunt
7. JOHN VIGORANO
8. CHRIS JAMMAL
9. Anna Cohen
10. Bill SANDERSON
11. GREG EHNST

#### SIGN NAME:

Brett Smith, Pres.

Sal Russo

Dick Senney

Mandy Senney

Chris Murphy

Tron Hunt

John Vigorano

Chris Jammal

Anna Cohen

Bill Sanderson

Greg Ehnst

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, May 10, 2018





### Oath

*(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)*

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Daniel Deagen
2. TARA PEPPARD
3. MADON TOLEDO
4. James wood-wheeler
5. John Dakers
6. Nancy Horn
7. ~~Christa Stab~~
8. LISA Gmets-bill
9. Chick Hays
10. Adrian Rush
11. Ken Rush

[Signature]

Tara Peppard

Madon Toledo

James Wood-Wheeler

John Dakers

Nancy Horn

Chick Hays

Adrian Rush

Ken Rush

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

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Date of Proceeding: Thursday, May 10, 2018



### Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Mike Gill

[Signature]

2. Mackay Krival

[Signature]

3. Thomas Zigman <sup>15616</sup> EDUCATED

[Signature]

4. KATE McCARTHY

Brent

5. Dennis

[Signature]

6. Lou Belknap

13493 CAKE

7. TONY SAPERSTEIN

3353 Trillion Blvd

8. Sami Suleiman

9. HEIDI MURRAY

10. Jason Green

11. \_\_\_\_\_

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, May 10, 2018

## Schwarz, Johanna

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**From:** Lauren Jenkins <lmjenkins118@gmail.com>  
**Sent:** Thursday, May 10, 2018 11:19 AM  
**To:** Planning Dept  
**Subject:** Docket No. 05-52-18

To Whom it may concern:

I am writing regarding the building of a beer garden on the corner of Edwards and Detroit. While I love the idea of an outdoor beer garden for Lakewood this is absolutely not the place. I live in the town houses right next to Edwards and we already have limited street parking as it is. All weekend and some week nights there are baseball games at the park that already take up our spots we use I couldn't imagine adding a bar to the mix and having to park my car streets away and leave earlier for work and what not, not to mention not being able to come and go like we should be able to with living on the road. A second concern I have with the parking is in the cases where people will drive to this bar and Uber home leaving their car parked overnight on our road. The whole thing would be a massive inconvenience.

My second issue with said bar is the noise it would cause during the weeknights with it being an outside bar. Being where we are now we already deal with the trains and the bars down the road when everyone is outside watching the game. It can get extremely loud and we don't have air conditioned housing so we have to have our windows open during the summer. This is not good for people who have to wake up early but are stuck hearing loud music and drunk people at an outside bar.

My third issue is the increase in traffic next to a park which has children at it daily. The road can get increased traffic as it is during hours when people are coming home and using it as a cut through to Detroit. There are kids games and kids just hanging out at the park and increased traffic increases the risk of them getting hurt by a lot of traffic.

My final issue is their outline of plans. They show parking on the opposite side of the road which would just make our road near impossible to drive down with all the traffic. They also show a super nice house next to it which actually looks like a hoarders house. It altogether seems like a great idea on paper but is not realistic. If they could permit our parking in the road or make their own parking lot it would be different but even with that we already have limited parking for visitors. With what we pay for rent and the taxes we pay to the city of Lakewood I passionately feel this should not be allowed to happen. Thank you for your time.

Lauren Jenkins





Architectural Board of Review  
May 10, 2018 April 12, 2018

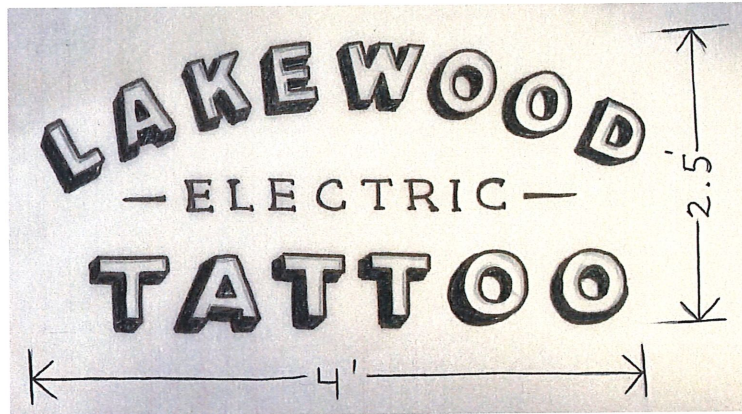
### Summary Approval:

**17409 Detroit Avenue**  
**Forest City Tattoo & Gallery**



Summary Approval:

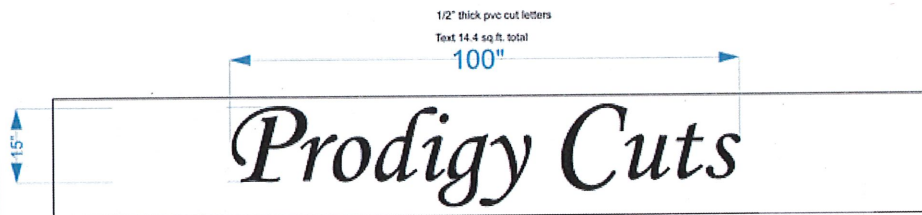
15200 Madison Avenue  
Lakewood Electric Tattoo



Hand painted on both windows

Summary Approval:

15622 Madison Avenue  
Prodigy Cuts





**Summary Approval:**

**15729 Madison Avenue**

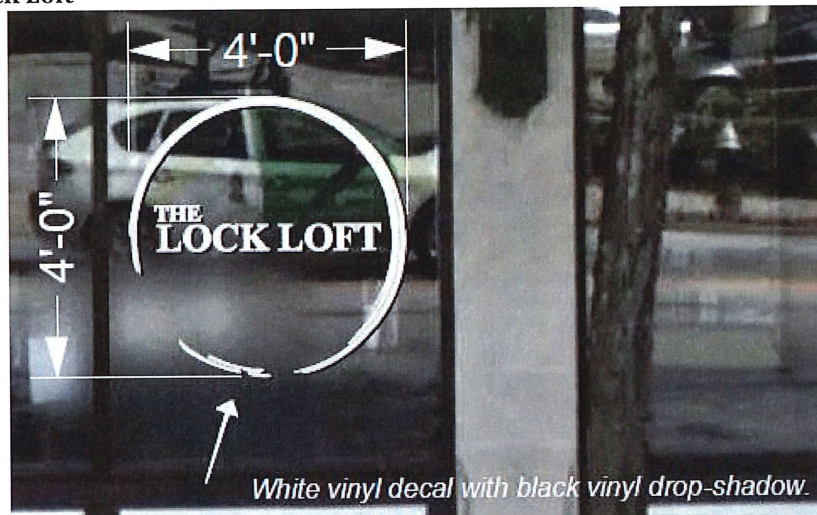
**The New Moon: A Witch and More Store**



**Summary Approval:**

**18105 Detroit Avenue**

**Lock Loft**





**12600 Madison Avenue  
Northland Plaza**



**Previous Pole Sign**

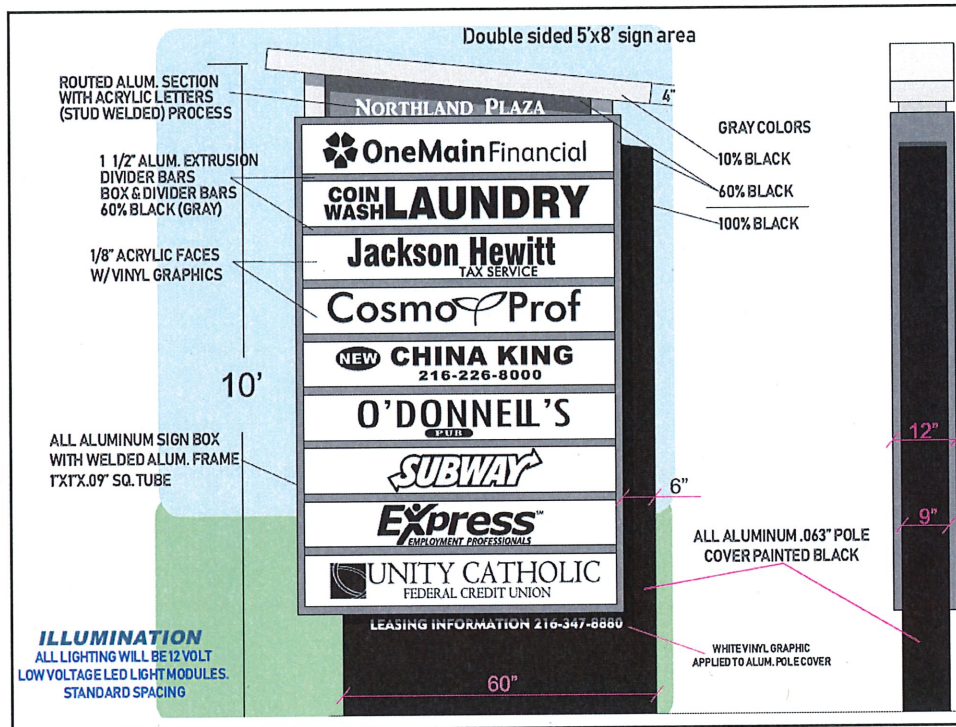




**Present State**





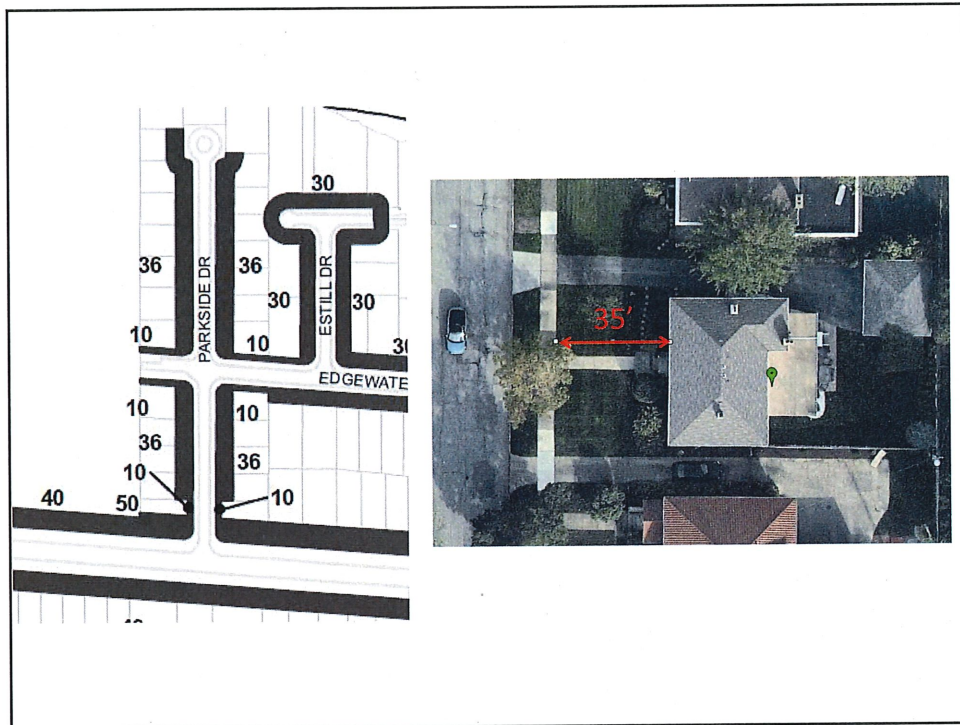


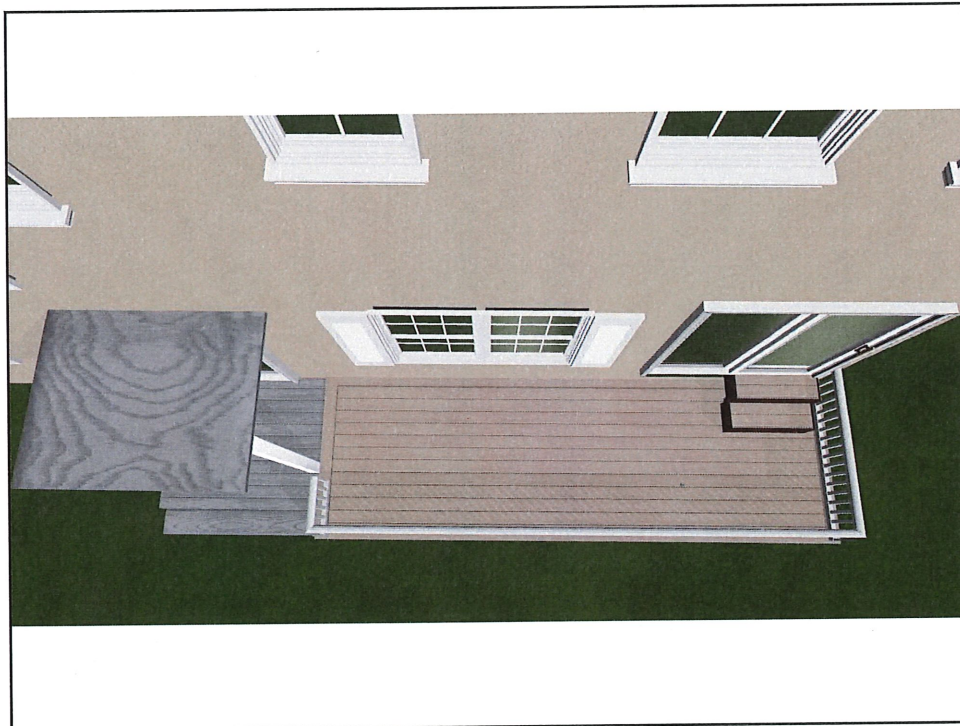
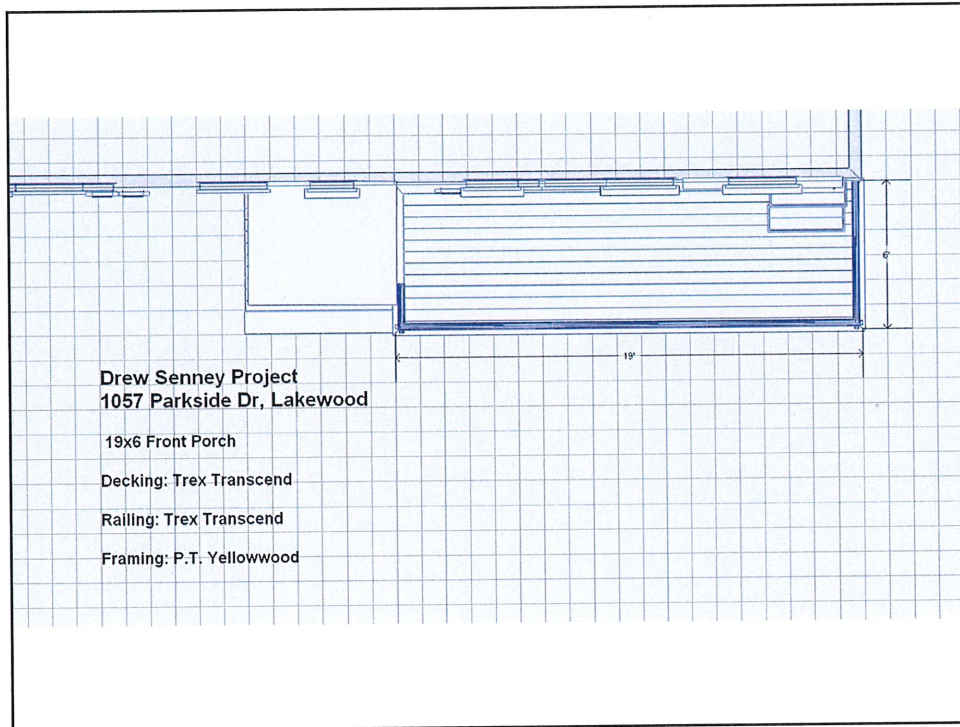


**1057 Parkside**















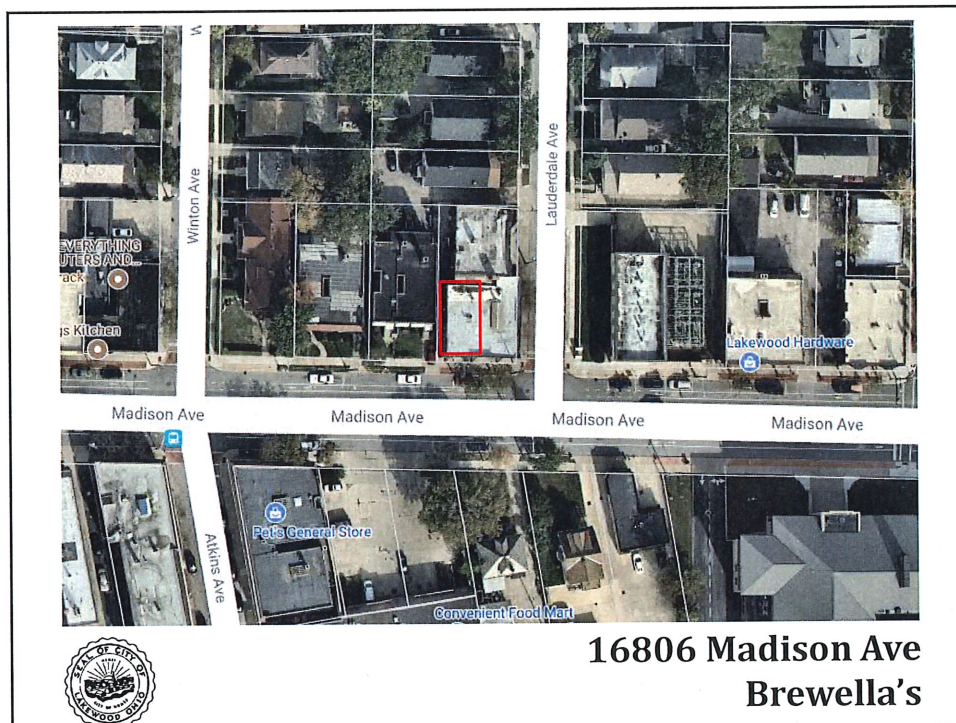
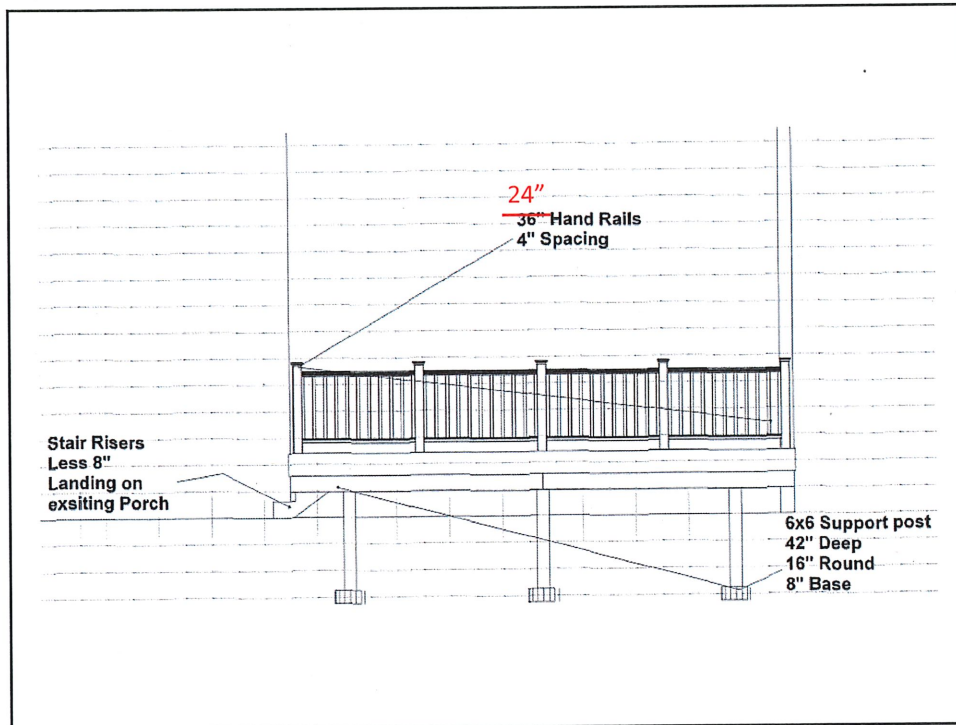












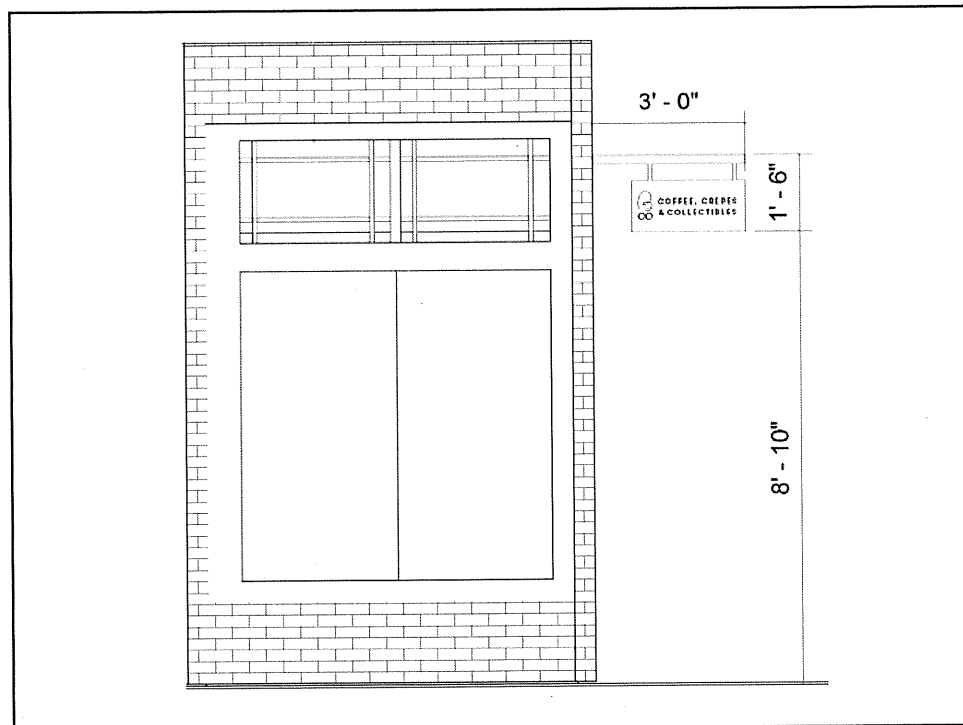
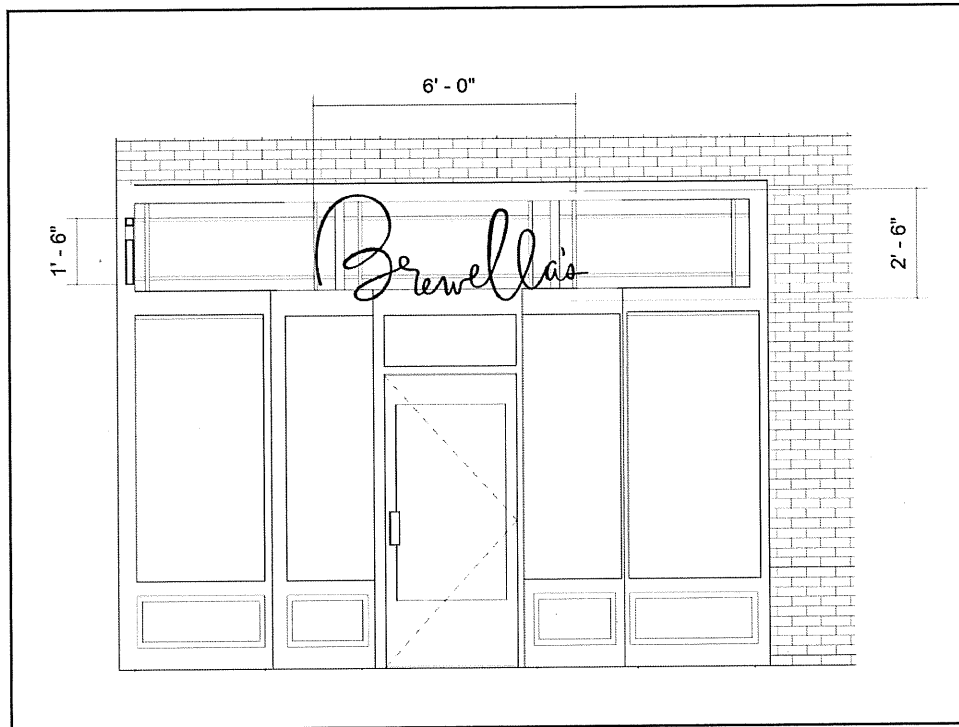


**16806 Madison Ave  
Brewella's**









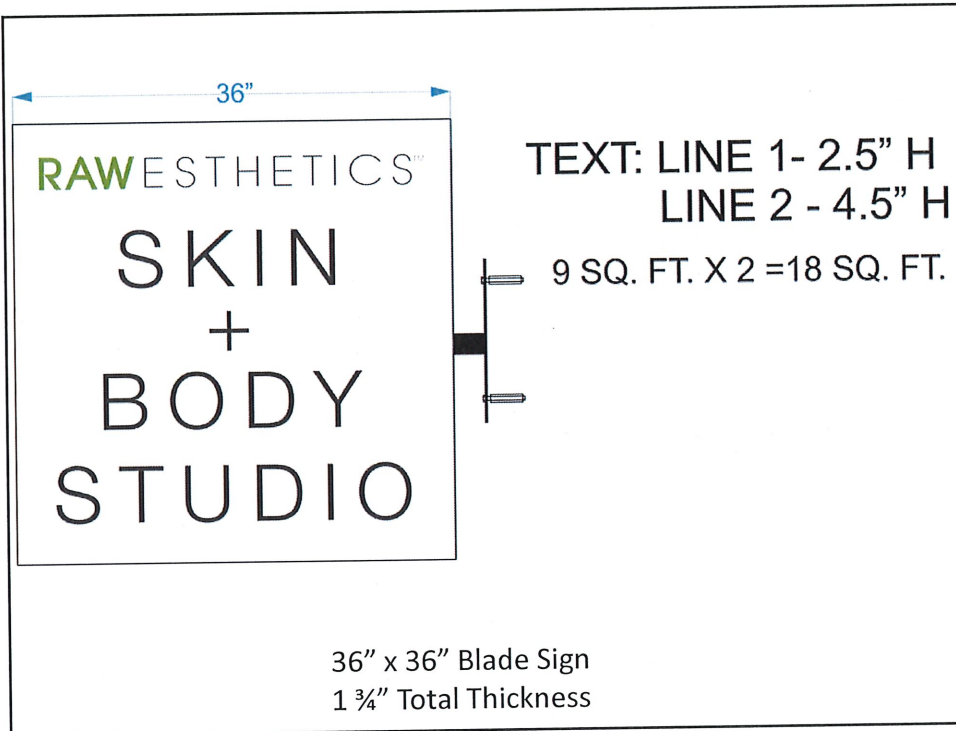




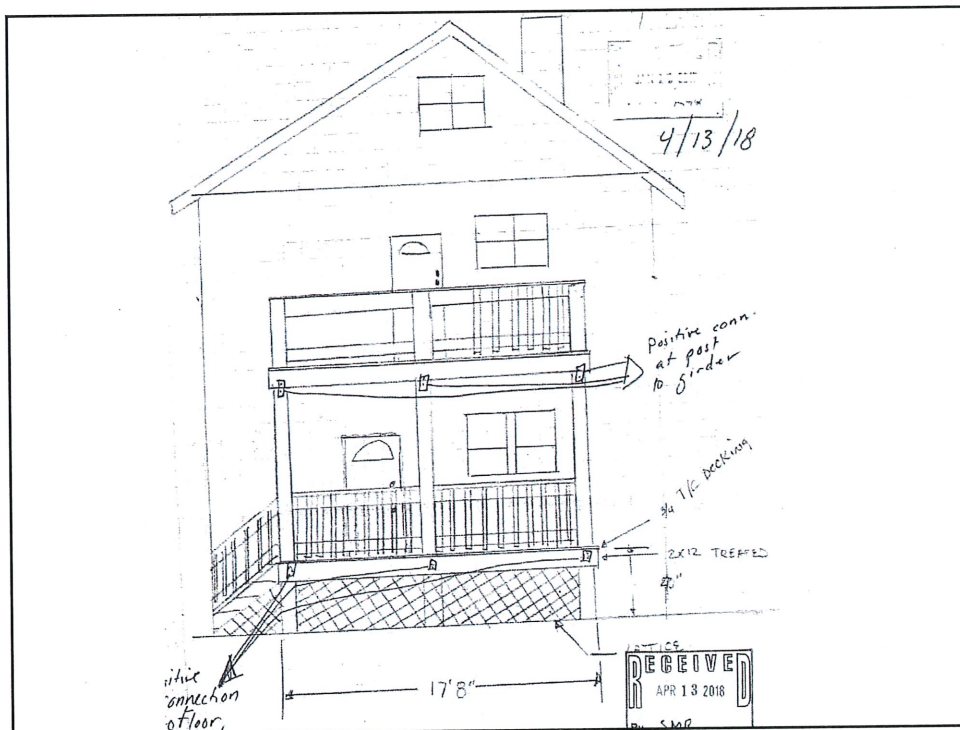


**18251 Detroit Avenue**  
**Raw Esthetics**

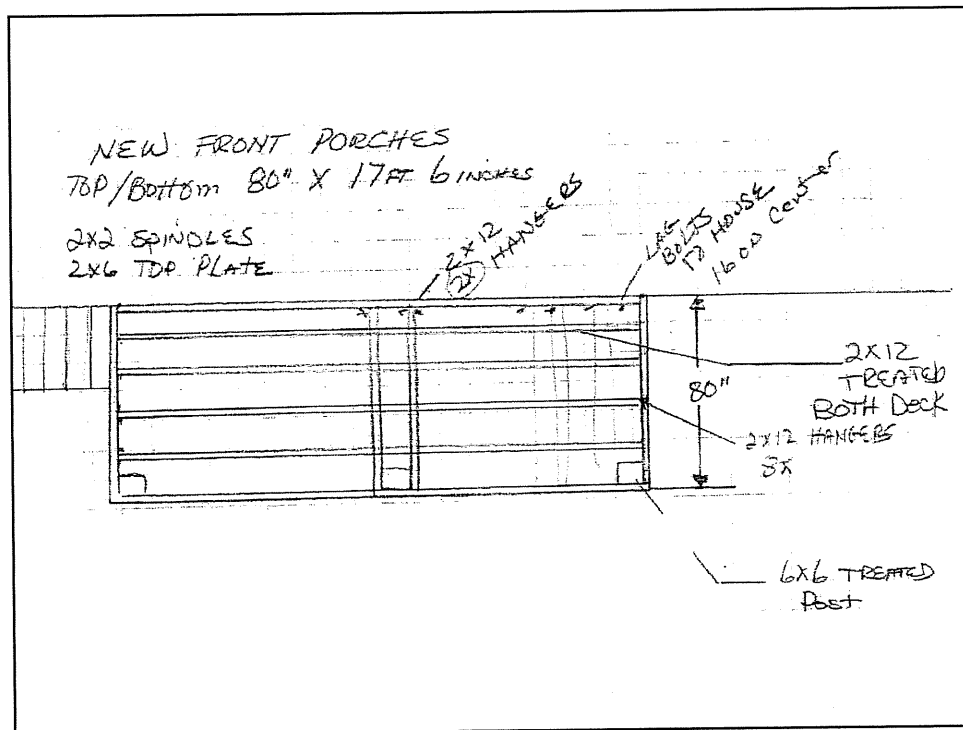
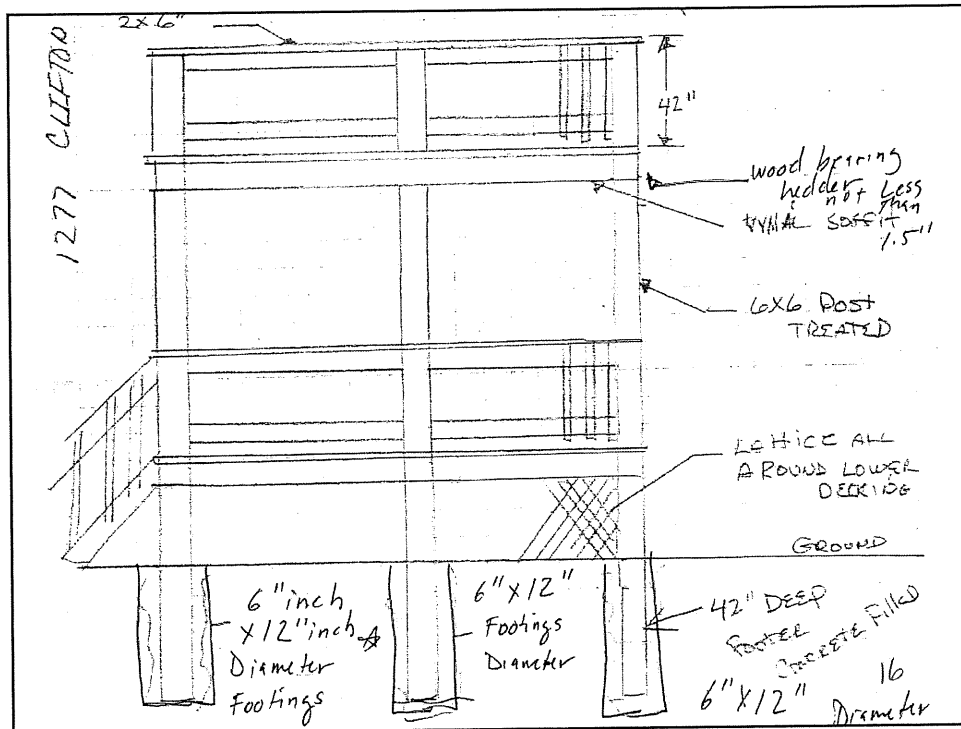




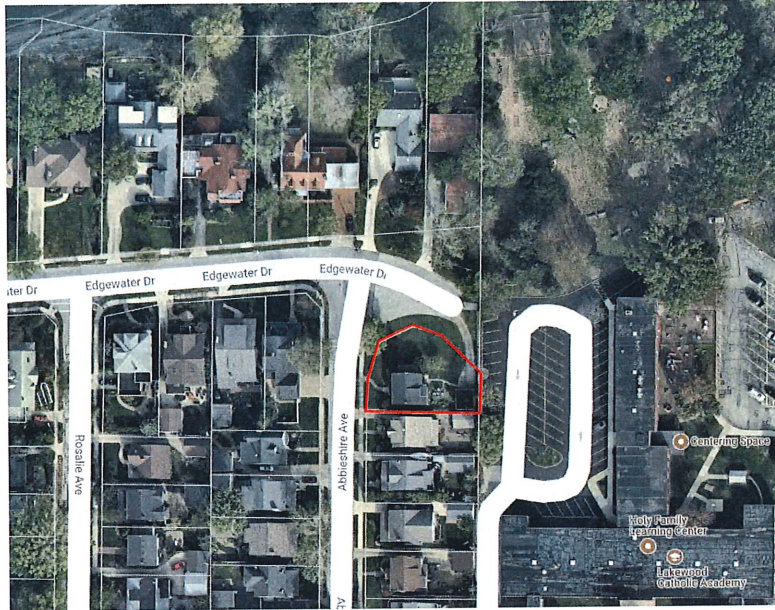












**14907 Edgewater Drive**



**14907 Edgewater Drive**

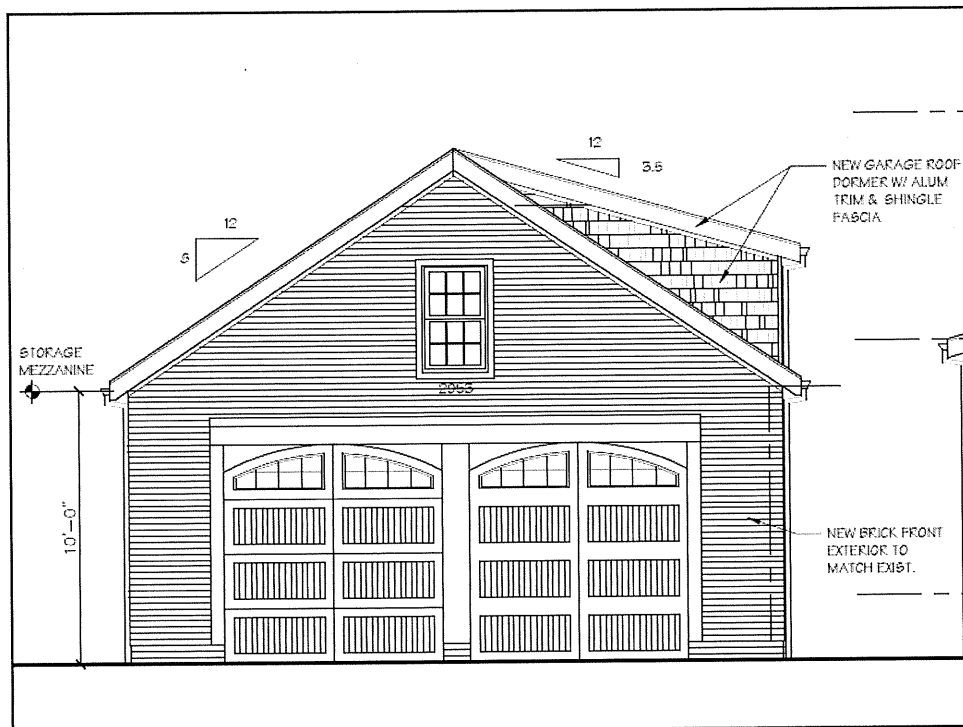


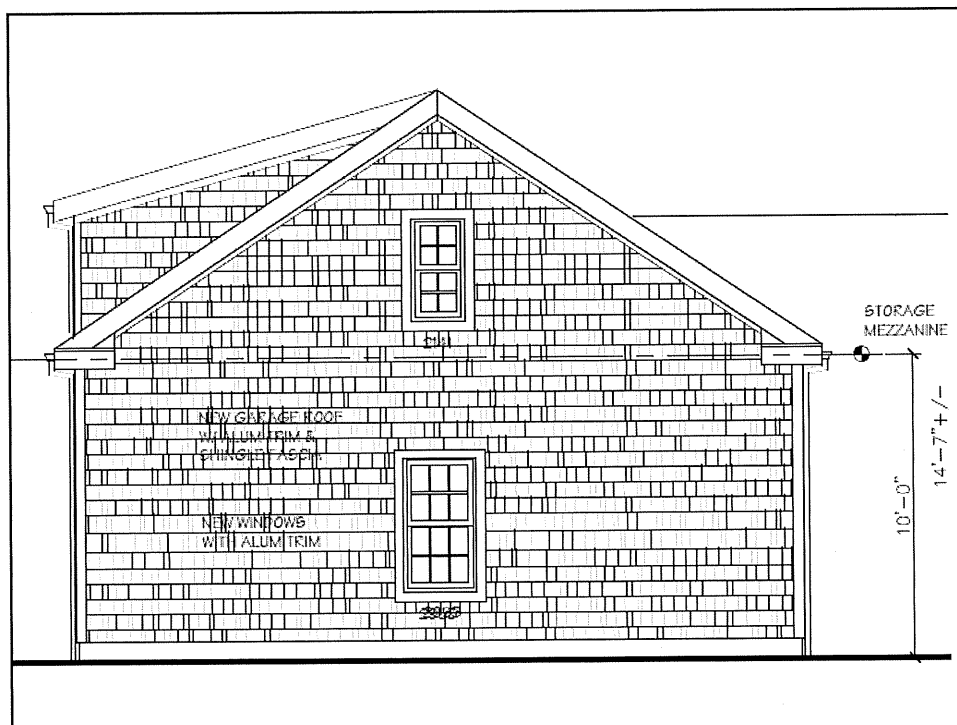
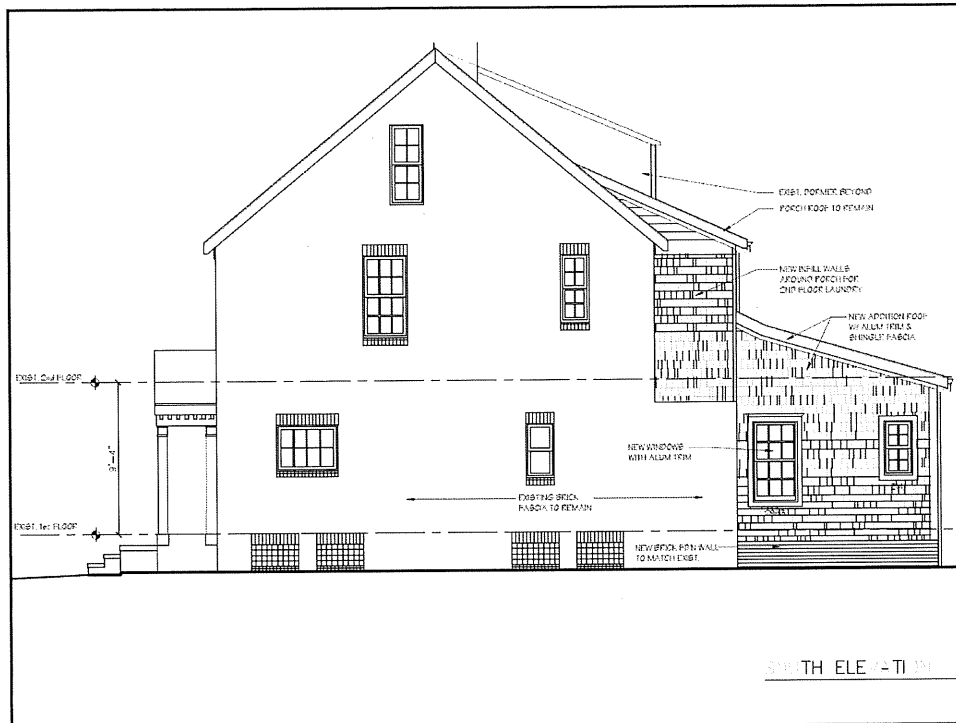

















### TRELLIS 1429DZ-LL

Dimensions + Resources
View

**1429DZ-LL**

Width:	9.0"
Height:	14.8"
Weight:	5.5 lbs
Material:	Aluminum
Glass:	Clear
Backplate Width:	4.5"
Backplate Height:	7.0"
Wattage:	3-5w CAND. LED <small>*included</small>
LED Info:	
Color Temp:	2700k
CRI:	80
Incandescent Equivalency:	0.0000
Dimmable:	No
Extension:	11.5"
TTO:	8.5"


**View More (+)**

HINKLEY LIGHTING

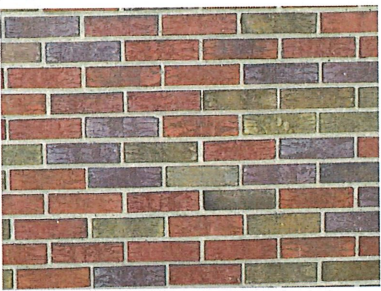
**GARAGE DOOR:**

**HAAS 2000 or 700 series. 2" wide 4 panel 9'W x 8' H**

**English OAK wood look**



Existing House photo



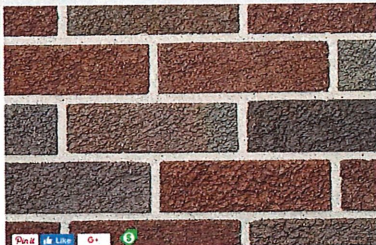
### Red Bricks: Garden Blend

By: J. J. Johnson

STANDARDS (Metric)	TYPE	TEXTURE	COMP.	CW	IRA	TEST REPORT
FACE BRICK C216 THIN BRICK C1088	FBS TBS	Matt (02)	22,027 psi	0.79	1.5	

**PLANT 4  
EXTRUDED**

**Cleaning Recommendation**  
Balden Brick recommends using [Super Clean 101 Lime Solvent](#) to clean this product. Alternatively, [EcoChem MHD-808](#) can be used to clean any of our brick.



[View](#) [Like](#) [G+](#) [5](#)


### Red Bricks: Rainbow Blend

By: J. J. Johnson


STANDARDS (Metric)	TYPE	TEXTURE	COMP.	CW	IRA	TEST REPORT
FACE BRICK C216 THIN BRICK C1088	FBS TBS	Matt (02)	18,805 psi	1.21	7.7	

**PLANT 8  
EXTRUDED**

**Cleaning Recommendation**  
Balden Brick recommends using [Super Clean 101 Lime Solvent](#) to clean this product. Alternatively, [EcoChem MHD-808](#) can be used to clean any of our brick.




[View](#) [Like](#) [G+](#) [5](#)



Beach Pkwy

Annette Ct

Ryan Homes at Rockport Square



Fry Ave

Detroit Ave

Value World


Rockport Lounge

The Chamber

**For Final Planned Development Approval**

**1375, 1379, 1391 Fry Avenue**

**Mews at Rockport**







## 1375, 1379, 1391 Fry Avenue Mews at Rockport

### 1156.01 PURPOSE.

- Promote development that is
  - **Innovative;**
  - **Integrated with surrounding uses; and**
  - **Shows sensitivity to cultural, environmental, and economic considerations**
- Development which is consistent with the Community Vision including:
  - **More compact development**
  - **Pedestrian-friendly site design**
  - **Urban street character**
  - **Energy-efficient design**
  - **Industry best practices**
- More flexible approach to land use control and to **promote a variety of housing types.**
- Compact, pedestrian-scaled, neighborhoods while providing greater efficiencies in use of infrastructure.
- Advance revitalization initiatives and recognize the market demand for new residential and commercial development within compact, pedestrian friendly districts.
- Intended to work in conjunction with the proactive development of pocket parks, open spaces, and the creation of public spaces within the districts.



## **Planned Development Approval Process**

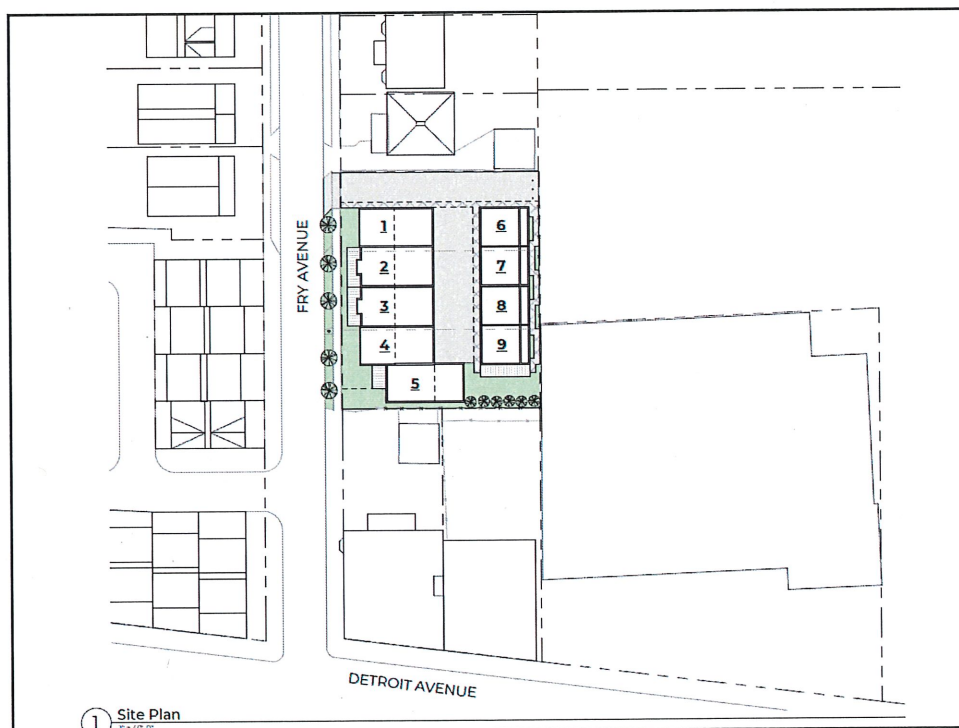
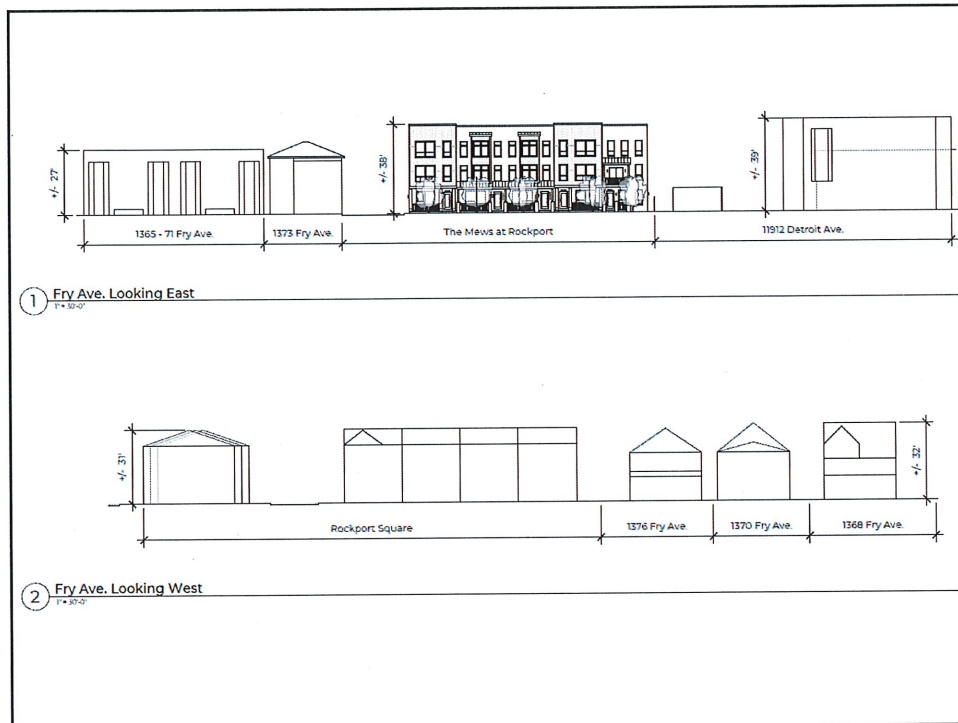
1. Planning Commission reviews plan for preliminary approval
2. Architectural Board of Review begins review of site plan and elevations
3. Planning Commission approves final development
4. **Architectural Board of Review approves site plan, elevations and materials**
5. City Council approves Planned Development zoning

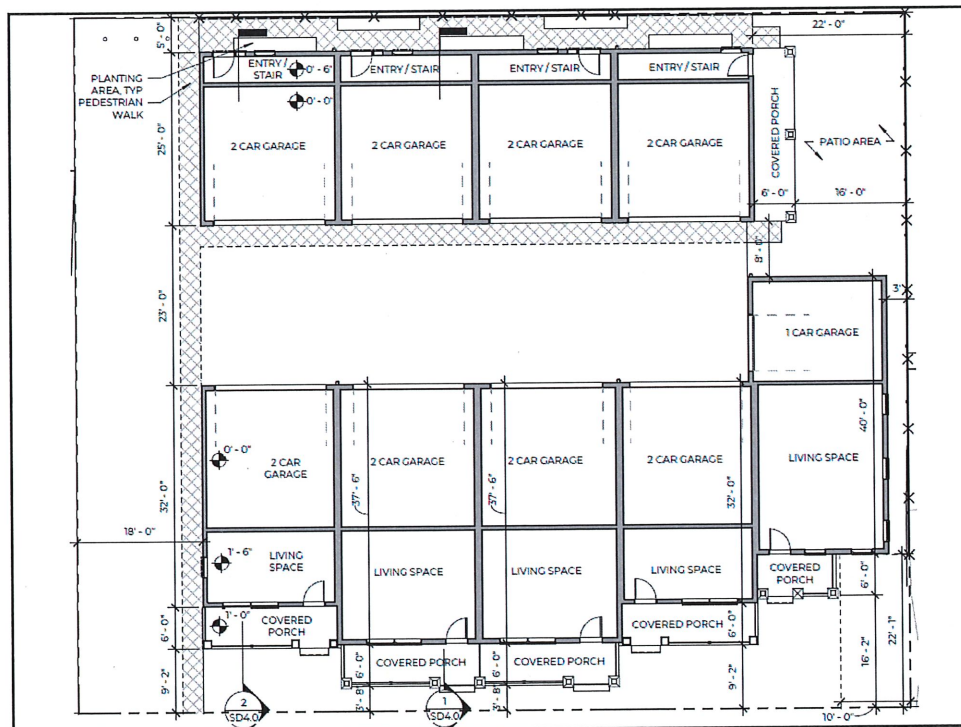
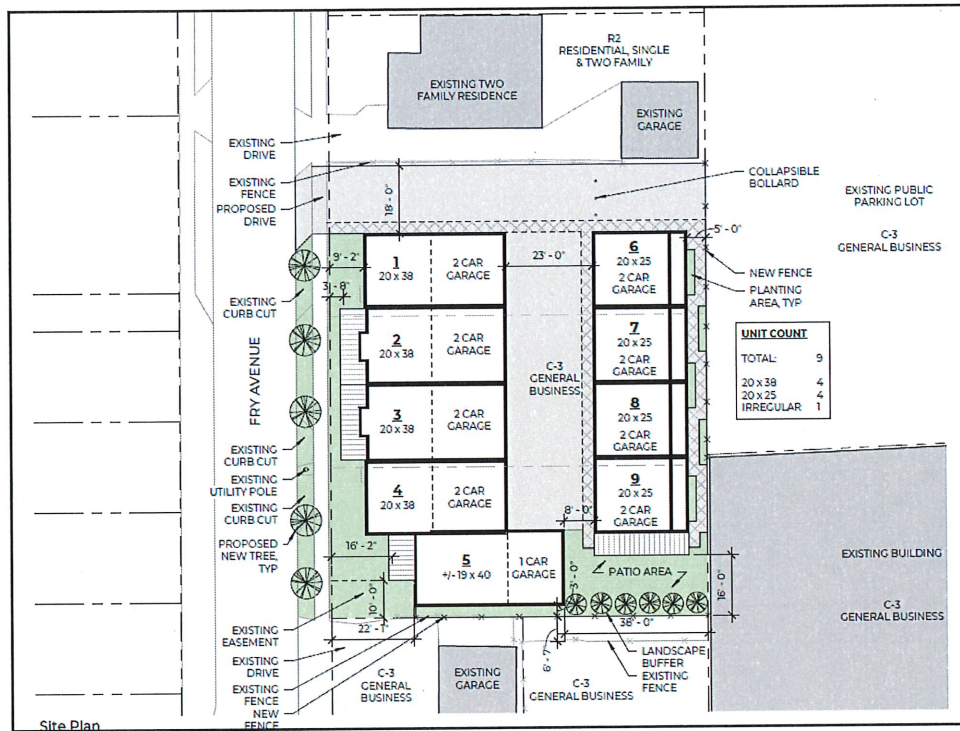
### **Issues Identified in Preliminary Review**

- Character of columns on Units 2 and 4.
- Transition of materials on south elevation
- Character of walkway and screening along east property line
- Character of SE corner landscaped area.

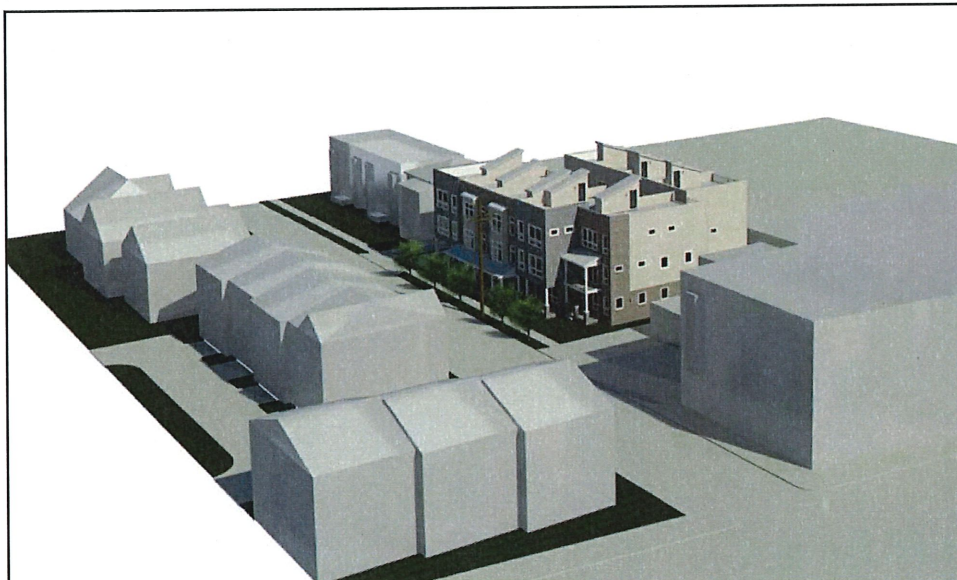
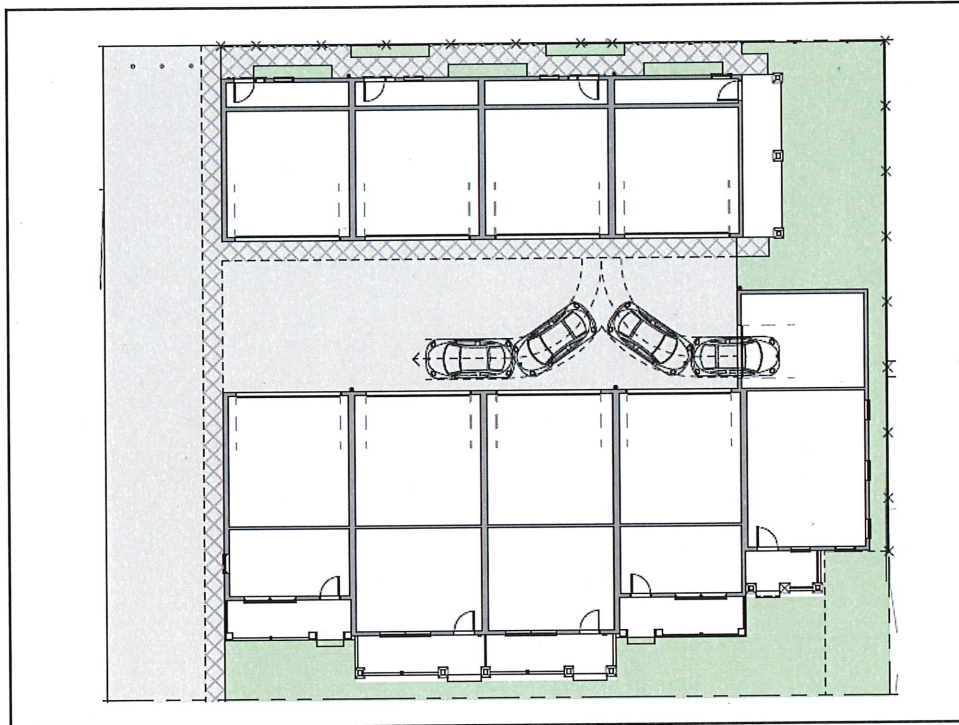
### **Planning Commission Conditions of Final Approval:**

**TBD**

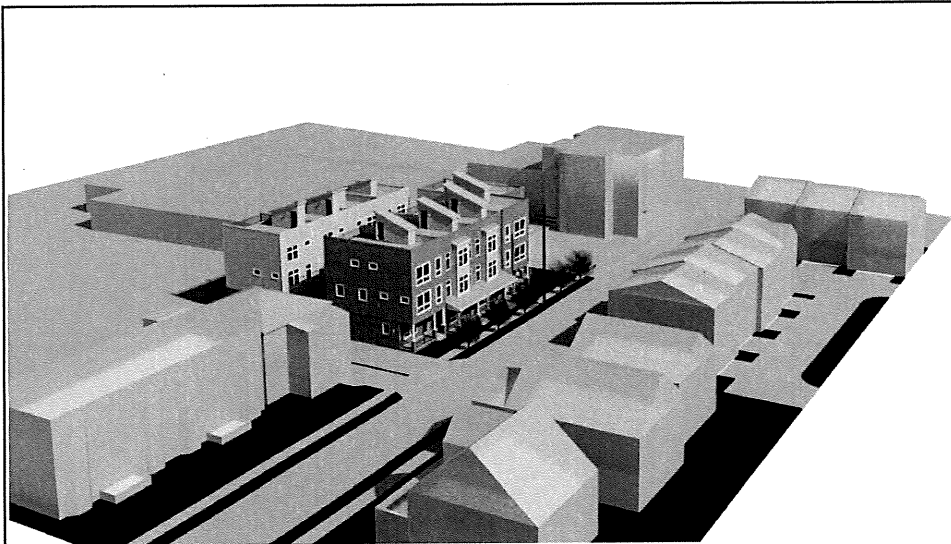








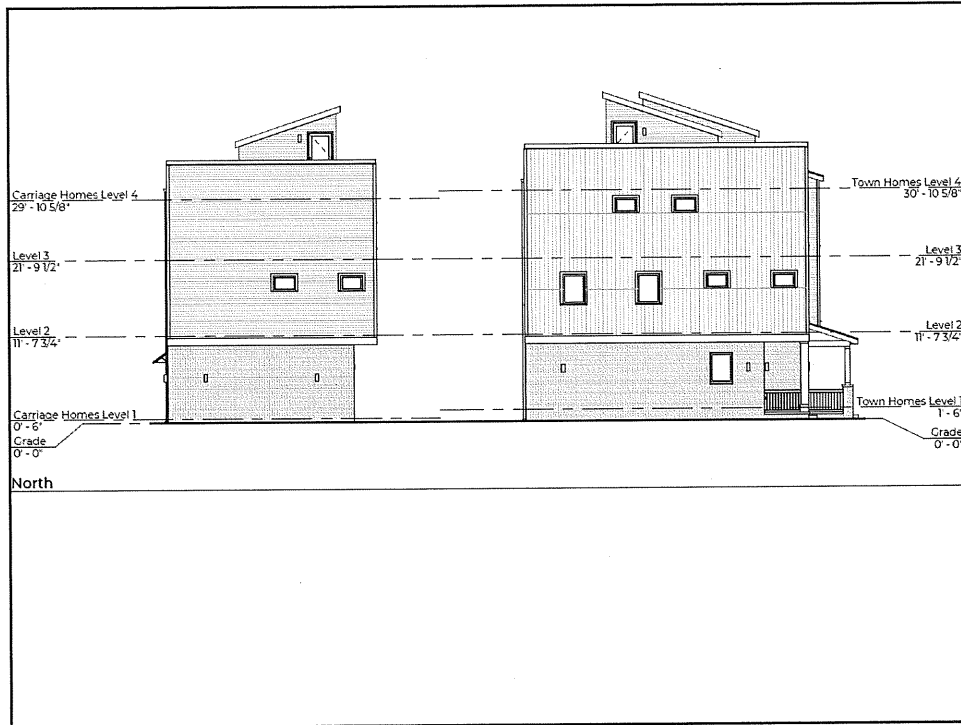
Aerial View Looking Northeast



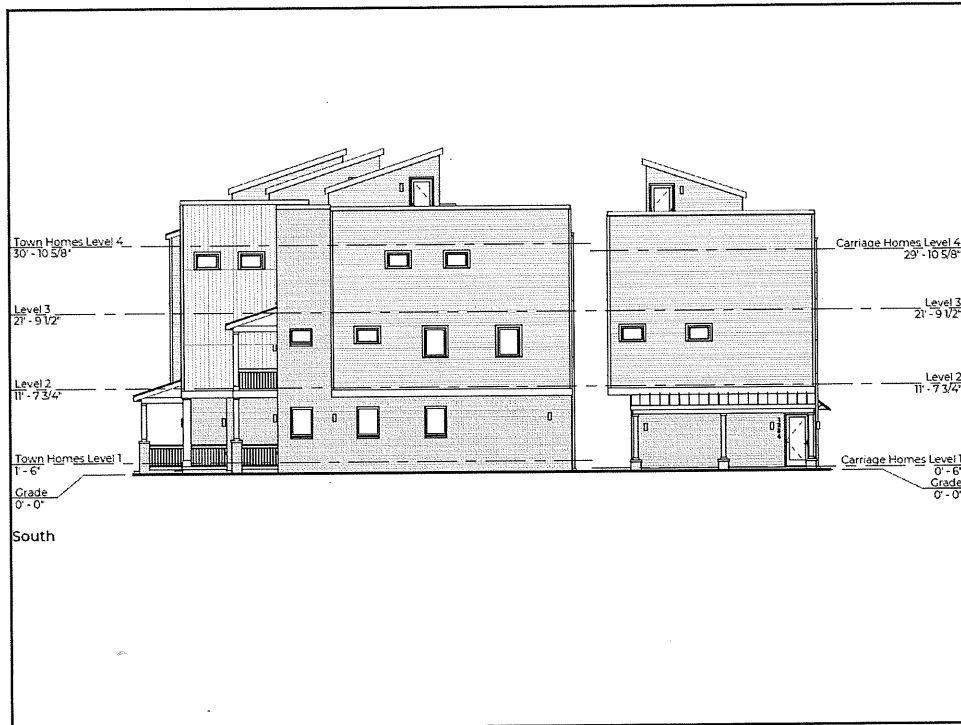
Looking Southeast

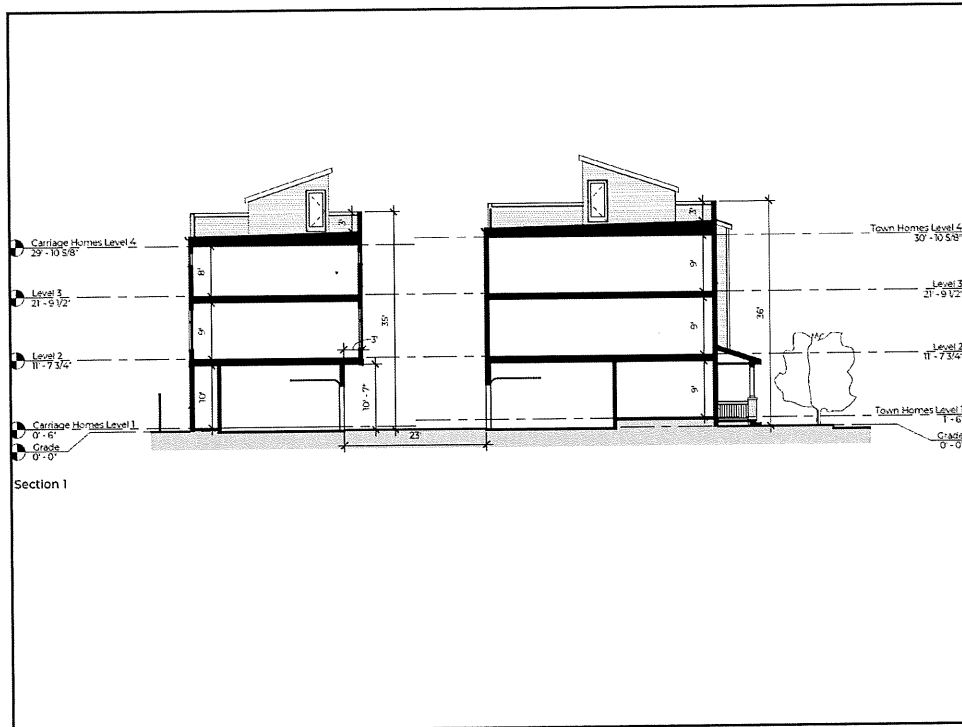


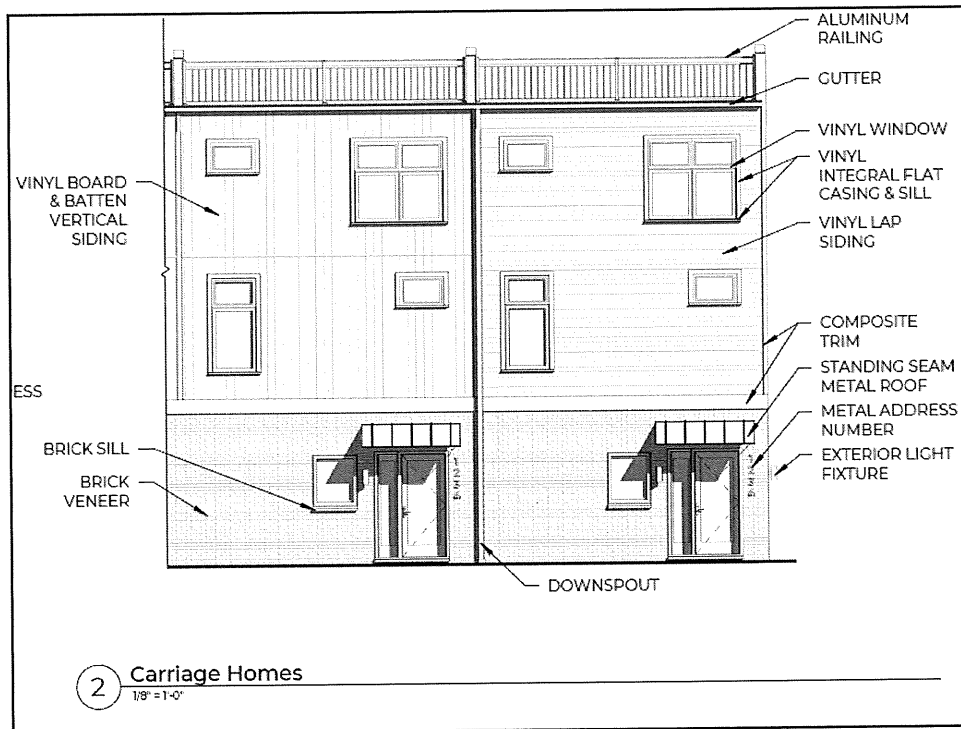
West  
3/32" = 1'-0"















① View from East Parking Lot



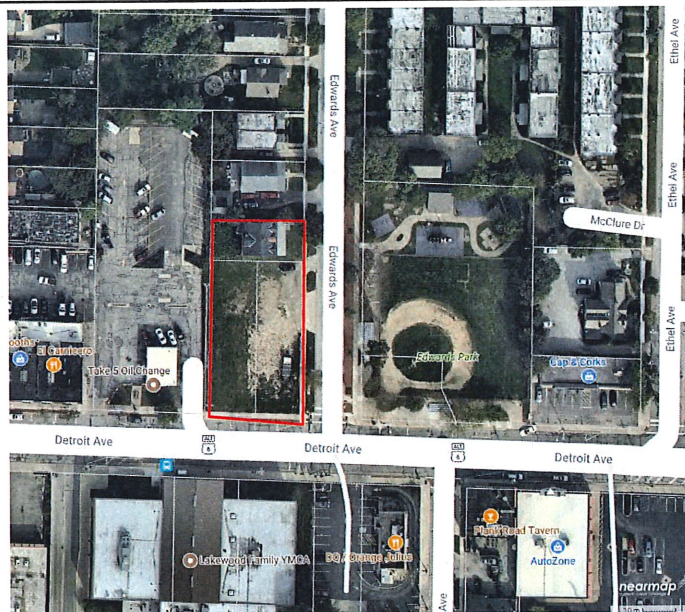








KEY	QTY	NAME	SIZE
AR	5	ACER 'SOMERSET' MAPLE	3"
AC	4	AMELANCHIER 'AUTUMN BRILLANCE SERVICEBERRY	8' CLUMP
CER	1	CERCIS 'FOREST FANSY' REDBUD	3"
BGM	12	BUXUS 'GREEN MOUNTAIN' PYD BOXWOOD	24"
BUX	13	BUXUS 'GREEN GEM' BOXWOOD	15"
HQ	2	HYDRANGEA QUERCIFOLIA 'ALICE' OAKLEAF	36"
HYD	3	HYDRANGEA 'LITTLE LIMEIGHT'	24" #5
HYC	6	HYDRANGEA ANOMALA 'CLIMBING'	4' #5
PJ	2	PIERIS JAPONICA 'MOUNTAIN FIRE'	36"
IT	9	ITEA 'LITTLE HENRY' SWEETSPIRE	18" #3
SP	5	SPIREA 'NEON FLASH'	18" #3
TH	12	THUJA OCCIDENTALIS 'TECHNY' ARBOVITAE	7'
VI	4	VIBURNUM Plicatum 'NEWPORT'	36"
HEU	5	HEUCHERA 'NORTHERN EXPOSURE LIME'	#1
FERN	7	OSMUNDA CINNAMOMEA 'CINNAMON' FERN	#2
HAK	5	HAKONECHIOCA 'AUREOLA' FOREST GRASS	#1
PACH	300	PACHYSANDRA TERMINALIS (50) PER FLAT @ 8" O/C	2" CELLS
HOB	10	HOSTA 'BLUE ANGEL'	#2
HOS	6	HOSTA 'PATRIOT'	#2
LP	15	LIRIOPE 'BIG BLUE'	#1
VC	21	VINCA MINOR 'BOWLES VARIETY'	#1



**16900 Detroit Ave**  
**Lakewood Beer Garden and Food Truck Park**





**16900 Detroit Ave**  
**Lakewood Beer Garden and Food Truck Park**





## 1134 Mixed-Use Overlay

### Purpose

Provide a mechanism to accommodate development reuse and redevelopment in specified locations, which is in the public interest and may not otherwise be permitted pursuant to this Code. A Mixed Use Overlay District may overlay several base districts.

Commission shall consider Mixed-Use Overlay developments on a case-by-case basis.

(c) A Mixed Use Overlay District should offer one (1) or more of the following advantages:

(2) Designs that are intended to encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted uses and/or modification or variation from otherwise applicable zone district and development standards.

(6) Designs which provide a choice in the type of environment available to the public by allowing development that would not be possible under the strict application of other sections of this Code.

(7) Development and/or permanent reservation of open space, recreational areas and facilities.

## Mixed-Use Overlay

### 1135.03 DESIGNATION OF A MIXED USE OVERLAY DISTRICT

(b) **Development Standards.** The development standards, including, but not limited to, the yard and setback requirements, the height limitations, parking requirements, open space areas, and signage shall be established as a function of the application to establish a Mixed Use Overlay District and the approval of the application. The following regulations shall be observed:

(2) **Parking.**

A. Applicants for Mixed Use Overlay developments shall submit a parking and traffic management proposal that does not adversely affect the neighborhood, identifies peak use times, and explores shared parking agreements.

(3) **Structural Requirements.**

A. Mixed Use Overlay proposals must contain a residential component.

D. The principal or primary entrance to a non-residential structure must be located on the building front.

(4) **Outdoor dining.** Outdoor dining shall be permitted as a conditional use in a Mixed Use Overlay District pursuant to Section 1161.03(t).

### 1135.05 PRINCIPAL AND CONDITIONALLY PERMITTED USES

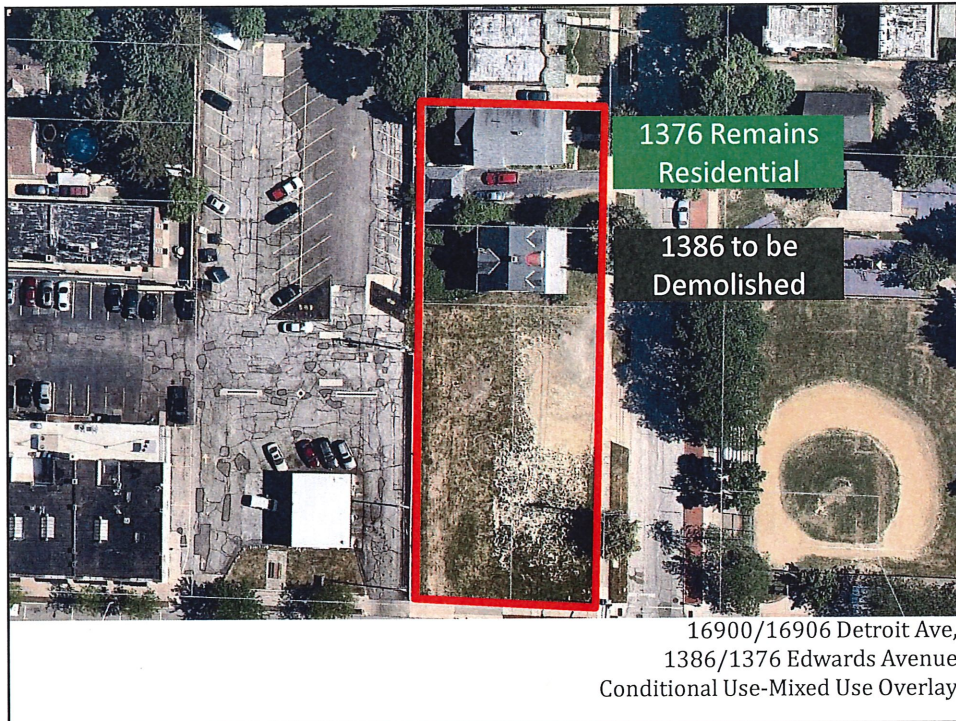
Modification of development standards shall be permitted on the authority of the Commission as part of the conditional use review.



## Community Vision

### Commercial Development Goals

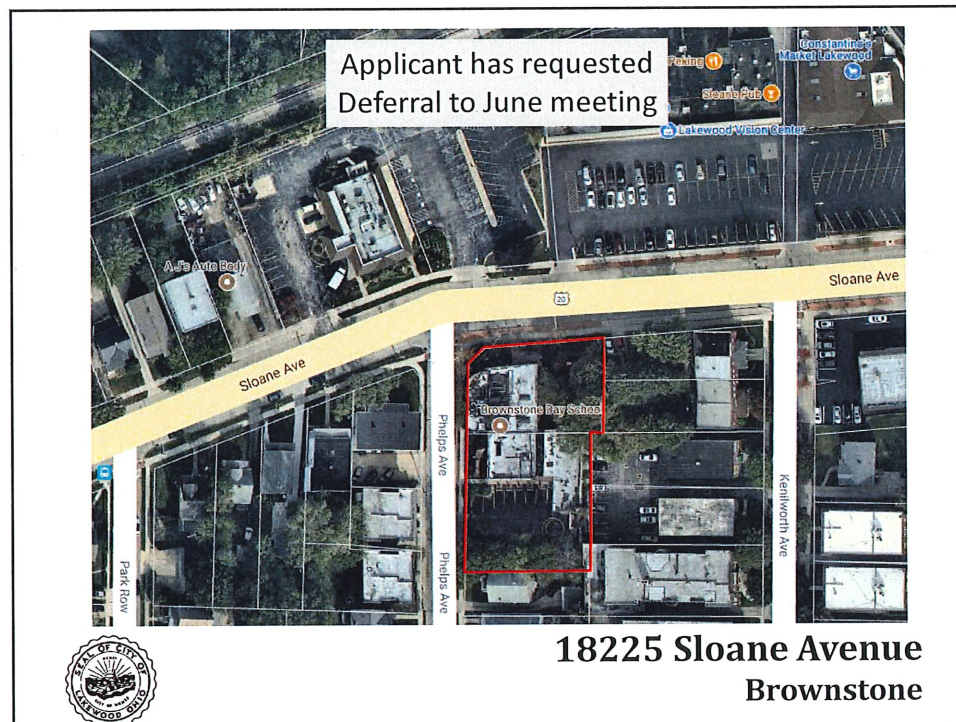
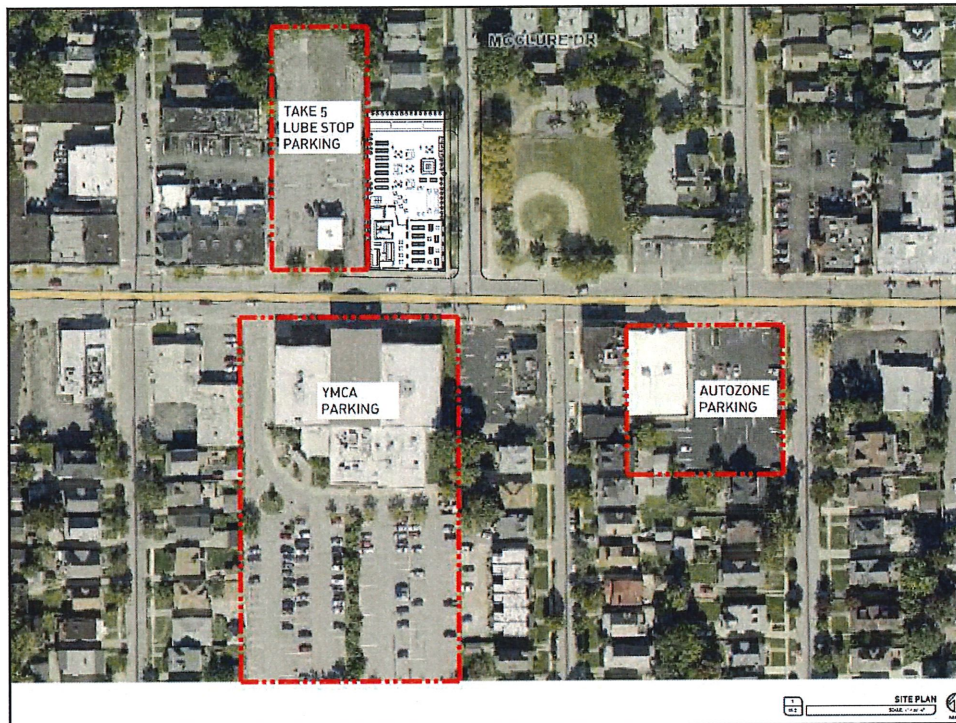
- Encourage a **mix of development** that meets community employment, shopping, and service needs
- Require **high quality design** for all rehab and redevelopment projects
- Support **local business growth and entrepreneurship**







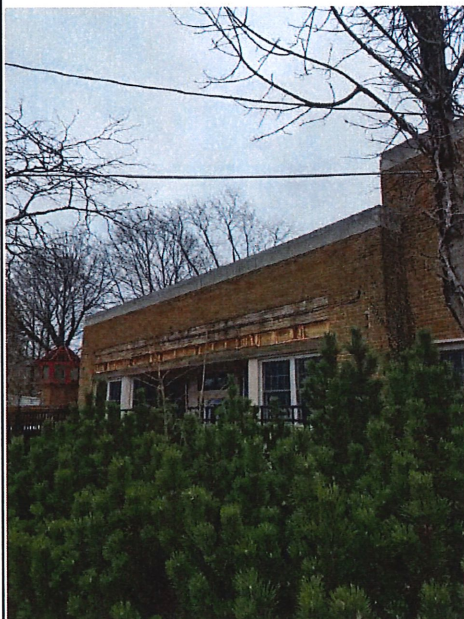








**18225 Sloane Avenue  
Brownstone**

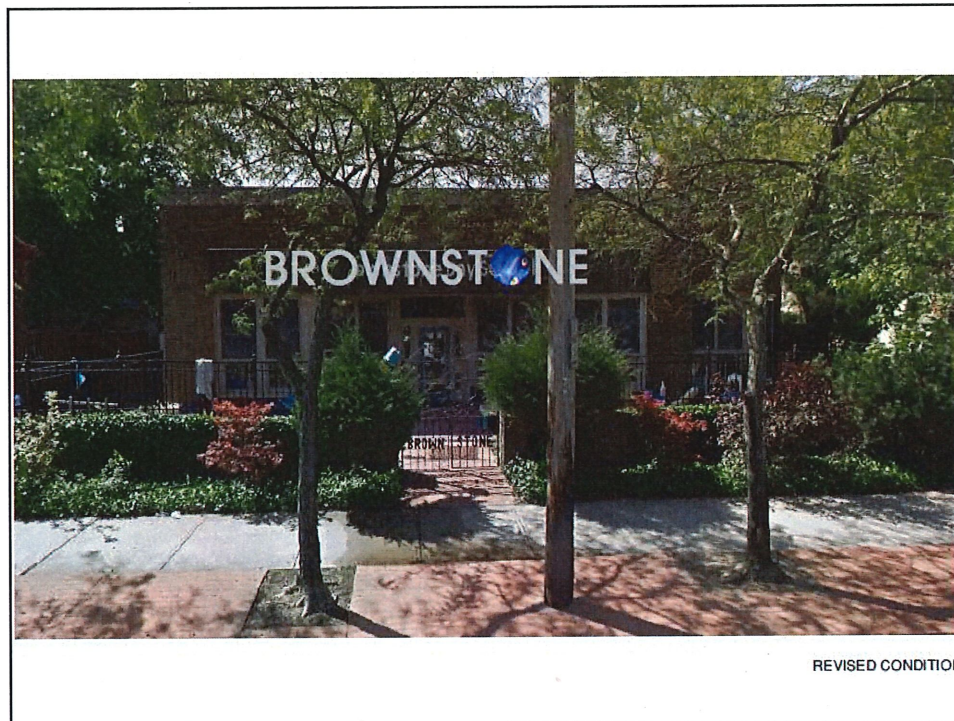


EXISTING CONDITION

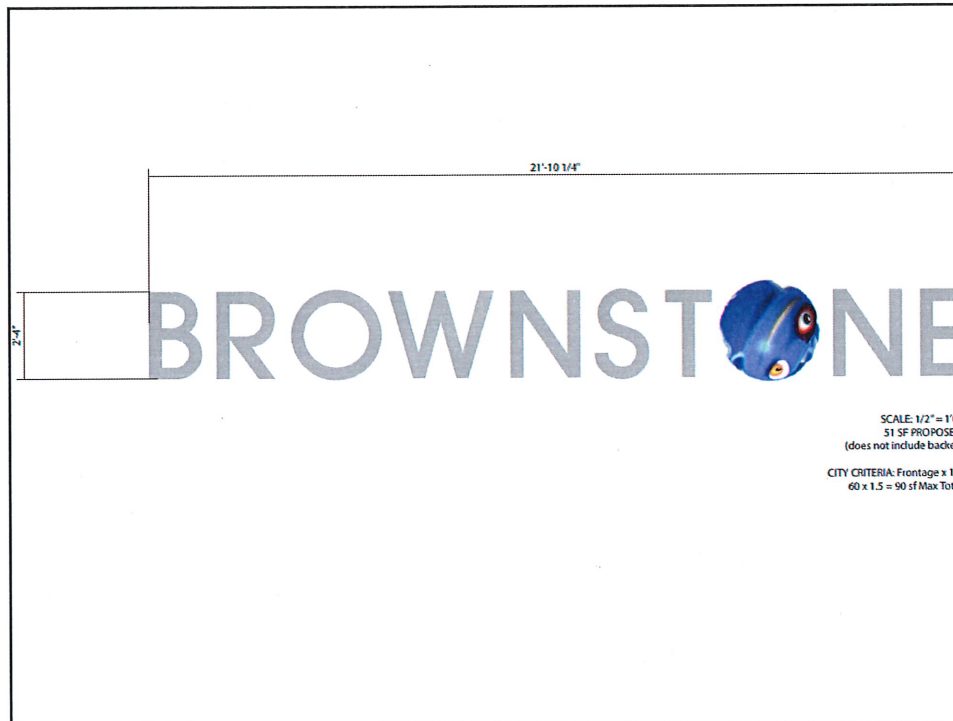
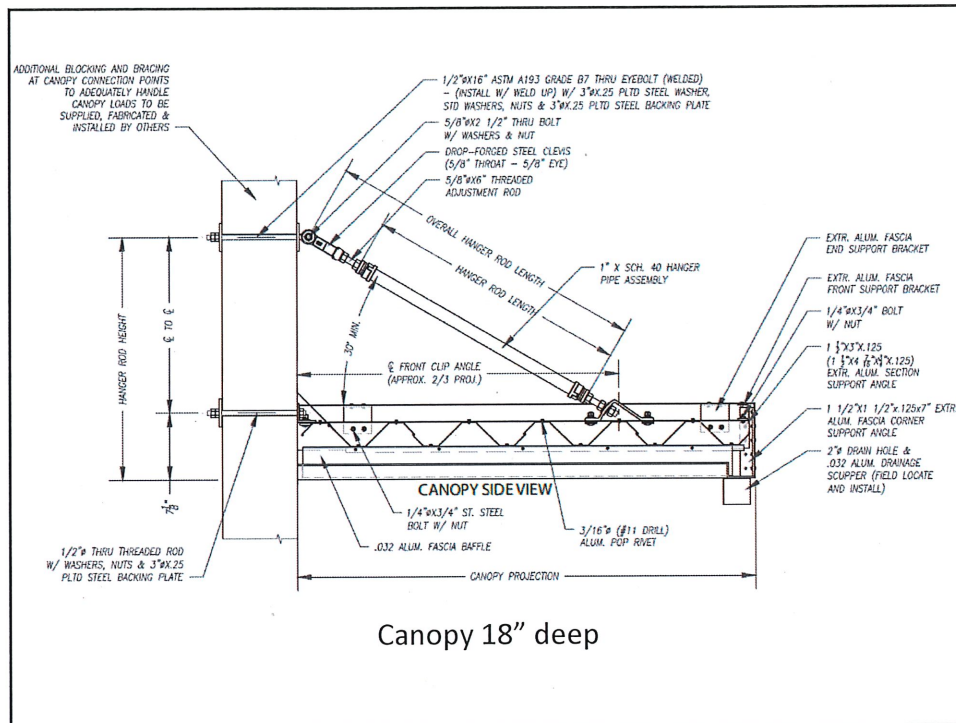


REVISED CONDITION











**12600 Berea Road**  
**Storage Sense**



**12600 Berea Road**  
**Storage Sense**











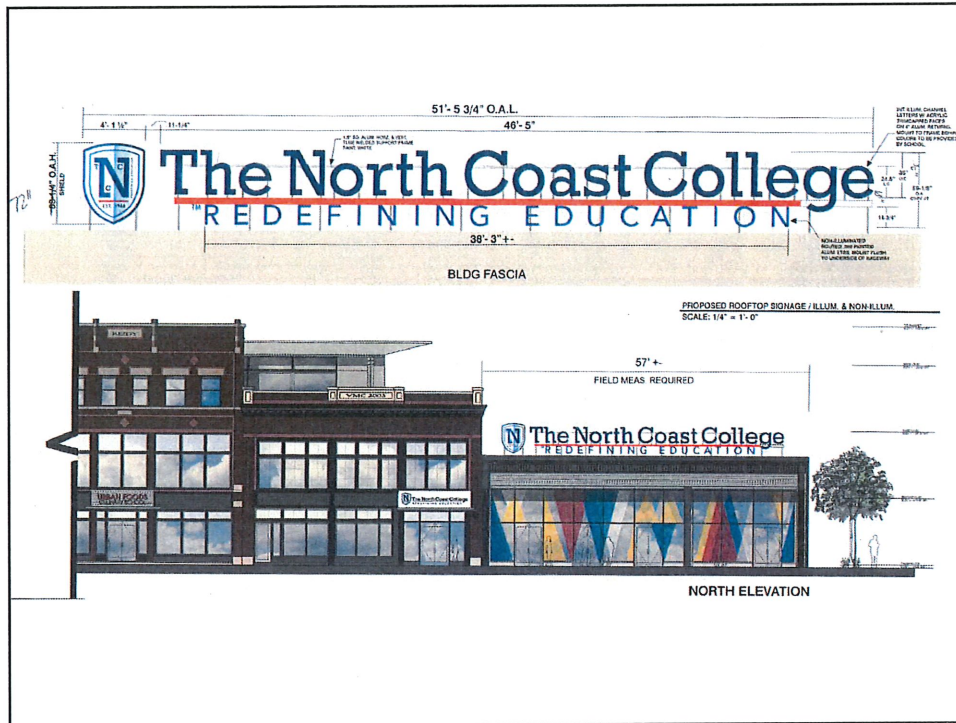


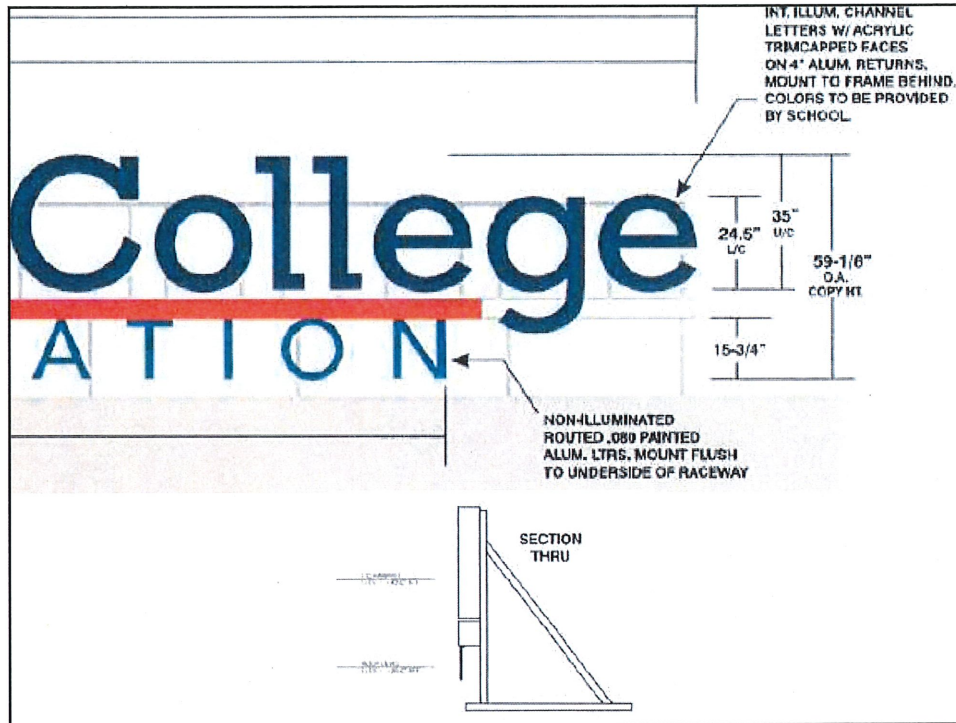


**The North Coast College**  
REDEFINING EDUCATION










### Building Wrap Examples













# The North Coast College

REDEFINING EDUCATION

Graphic Design / Interior Design / Fashion / Art & Design Management



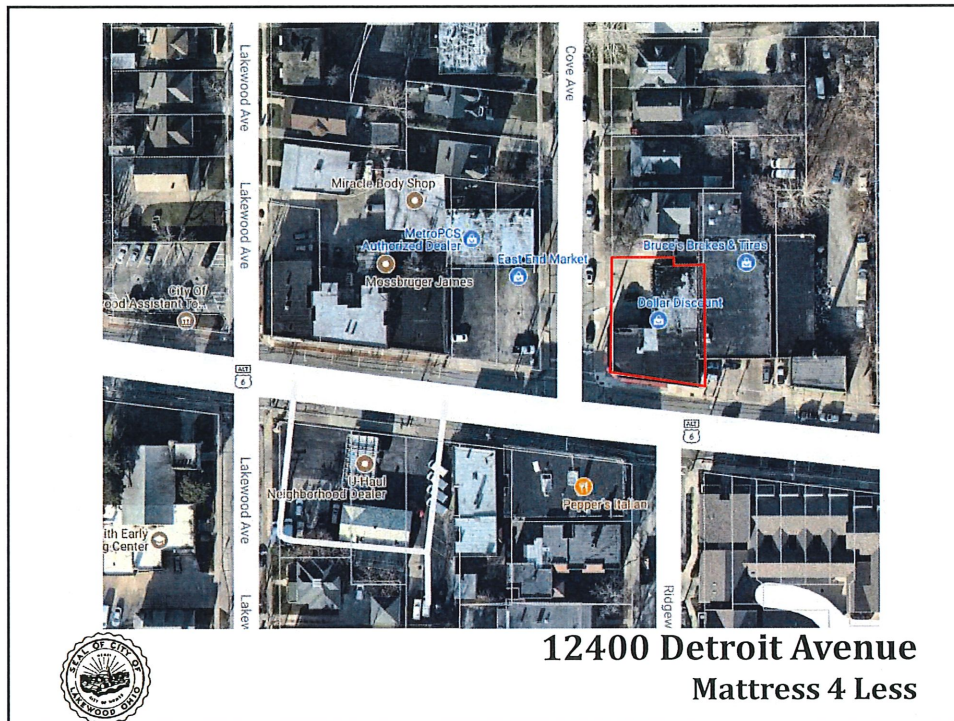
Culinary / Baking / Food & Beverage Management



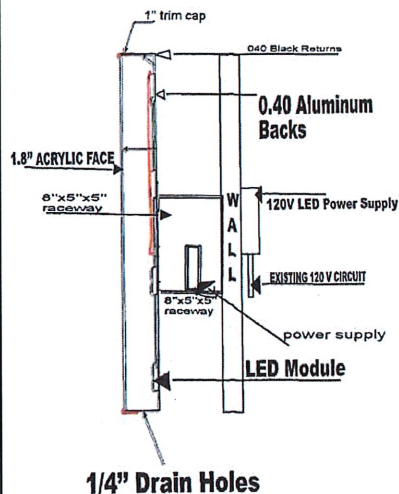






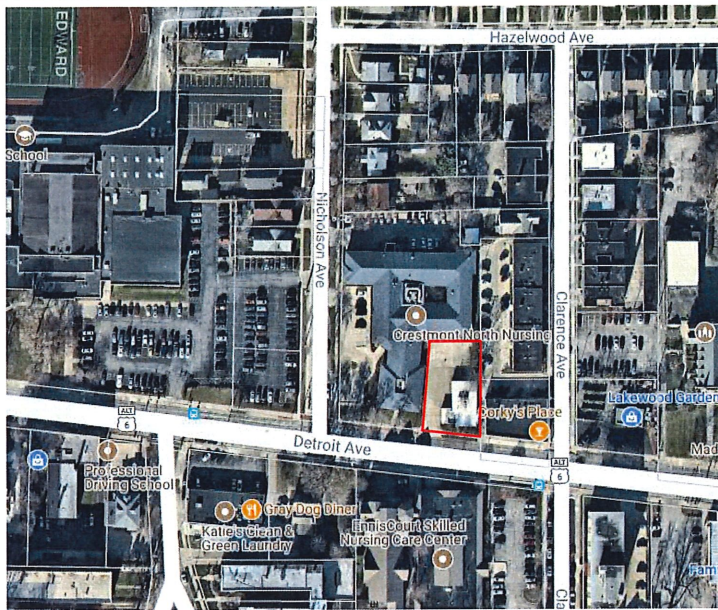


# AFTER



Manufacture And Install One Set Of Illuminated  
 Led Channel Letters Mounted  
 To Fabricated Aluminum Raceway  
 Power Supply To Be Mounted  
 Inside Raceway  
 Letter Face To Be red With " white Trim  
 Race Way To Be Painted To Match Building Color  
 Illumination Provided By Leds





**13314 Detroit Avenue**  
**Lakewood Historical Society**



**13314 Detroit Avenue**  
**Lakewood Historical Society**




**13314 Detroit Avenue**  
**Lakewood Historical Society**




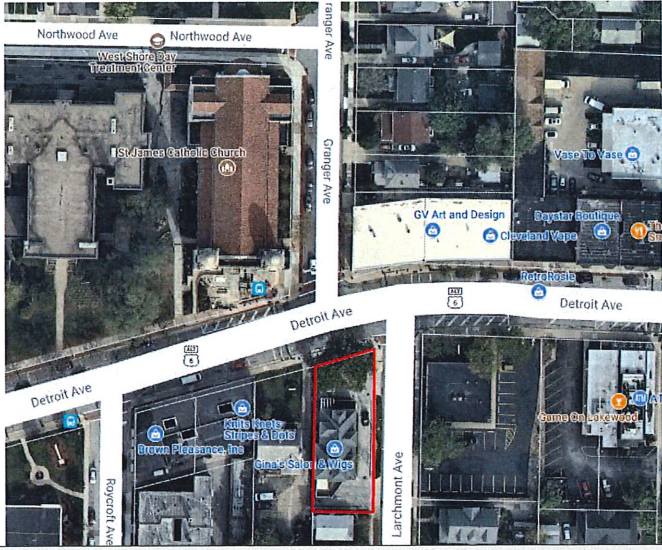




	<p>Future Home of</p>  <p><i>The Lakewood</i>  <b>Historical Society</b>  <small>established 1952</small></p> <p>13314 Detroit Avenue</p> <p>(216) 221-7343  <a href="http://www.Lakewoodhistory.org">www.Lakewoodhistory.org</a></p>	<p><b>36" x 72"</b>  <b>Double sided</b>  <b>Re-face existing</b>  <b>Monument sign</b></p>
--	--	---



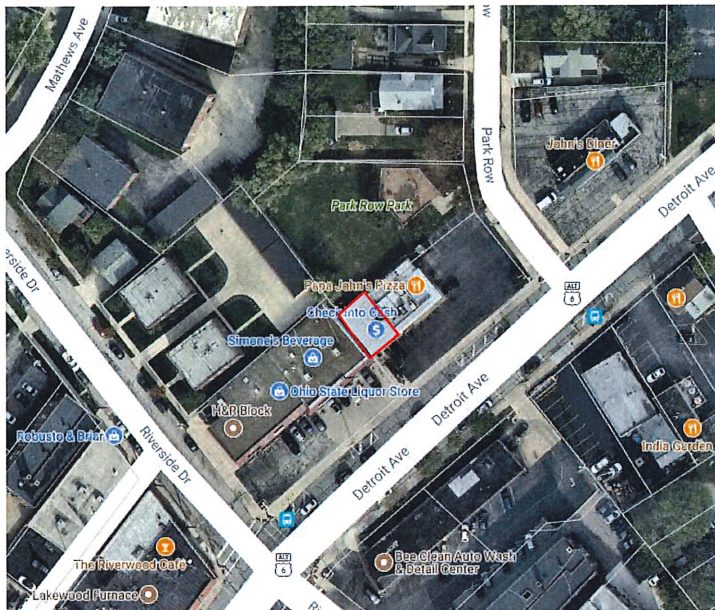
Removable Vinyl Lettering	→	Future Home of	<b>36" x 72"</b> <b>Double sided</b> <b>Re-face existing</b> <b>Monument sign</b>
			
Printed on Lexan cabinet	→	<i>The Lakewood Historical Society</i> <small>established 1952</small>	
Printed grey	→	13314 Detroit Avenue	
White lexan	→	(216) 221-7343 www.Lakewoodhistory.org	



Applicant has requested to withdraw application.



**17303 Detroit Avenue**  
**CCL00 Decor**



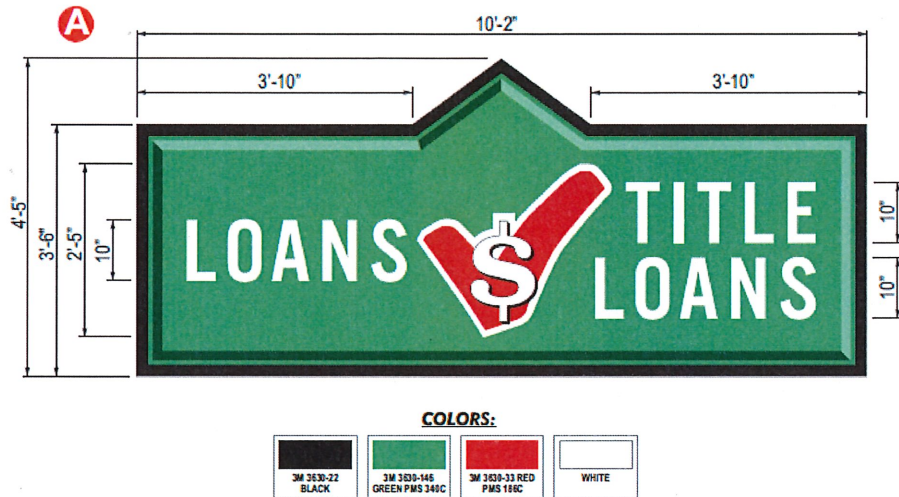
**18404 Detroit Avenue**  
**Check Into Cash**



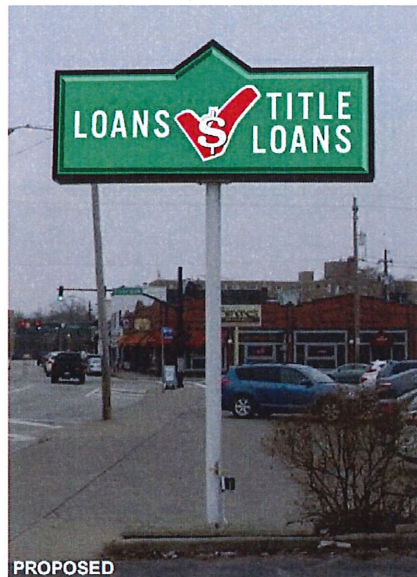
**18404 Detroit Avenue**  
**Check Into Cash**



Reface existing pole sign



Reface existing pole sign





**13427 Madison Avenue**  
**EuroGyro**



**13427 Madison Avenue**  
**EuroGyro**





40ft<sup>2</sup> permitted, 33ft<sup>2</sup> requested

